COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
August 21, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township

Call to Order
Sunshine Law Notice
Salute to the Flag
Roll Call
Excused Absence Poll
Meeting Minutes: July 17, 2025

Resolutions

None.

Administrative

Appointment of Acting Board Secretary – Timothy Anfuso, P.P.

Old Business

1. **ZB2049 – Valinotti – Block 17, Lot 3 – 27 Revolutionary Road**
   Application to retain a 25.5' x 30' basketball court with 8' netting in rear yard. Variances are required to permit a side setback of 20' where 50' is required and 7' currently exists, a rear setback of 20' where 50' is required and 5' currently exists. Time to September 18, 2025.

2. **ZB2050 – Marco – Block 29, Lot 2 – 97 Cedar Drive**
   Application to retain entry piers and wall along Cedar Drive. Variances are required to retain a 4.3' existing wall where 4' is maximum permitted, for existing 6' entrance pier 7' and 9' from edge of pavement where 18' is required; and existing wall and entrance pier .76 to .87' in the Township right-of-way where Township Committee approval required. Time to September 2, 2025.

New Business

3. **ZB2052 - Dell Anno – Block 46 , Lot 1.01 – 39 Bretwood South**
   Application to construct a 30' x 40' accessory structure. Variances are required to permit a building volume of 21,696 cubic feet where 20,000 cubic feet is maximum permitted and a front set back of 110 feet where 150 feet is required. Time to October 21, 2025.

4. **ZB2054 Michel – Block 12, Lot 12 – 50 Cedar Drive**
   Application to construct detached garage. Variances are required to construct a 1,756 square foot total floor area where 1,200 square feet is maximum permitted, proposed building volume of 20,000 cubic feet where 13,000 cubic feet is maximum permitted,

a building height of 26.5' where 20' is maximum permitted and a total lot coverage of 23% where 20% is the maximum permitted. Time to October 28, 2025.

5. **ZB2055 Stivala – Block 35, Lot 18 – 195 Normandy Road**
   Application to construct second story addition of shed dormer to single family dwelling on undersized lot of record. Variances are required to allow a front setback of 23.5' where 50' is required and 23.5' currently exists, a side setback of 24.5' where 50' is required and 9.16' currently exists and the issuance of a Building Permit on a lot that does not front on a public street improved to RSIS or Township standards. Time to November 19, 2025.

6. ZB2051 – JKCH of New Jersey, LLC – Block 1.01, Lot 28 – 42 The Enclosure East

Application to build an inground swimming pool. 1,446 sf patio, 4' fence and equipment as shown on the Variance Plan prepared by Two River Engineering dated 5/7/25 revised 6/1/25. Variances are required for proposed pool front setback of 43.86' where 100' is required and proposed equipment side setback of 12' where 25' is required. Time to October 31, 2025.

Discussion

None

Executive Session

None

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be September 18, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township