ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
August 21, 2025, AT 7:00 P.M.

Mr. Reisinger called the meeting to order by reading the following statement: "As Presiding Officer of the Colts Neck Zoning Board, I hereby declare that the notice requirements of the law has been satisfied by prominently posting a notice of this meeting on the Township Bulletin Board, and that there has been transmitted a copy of said Notice to the Asbury Park Press and the Two River Times and that a copy is on file in the office of the Township Clerk. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times. I further order that this public announcement be placed in the minutes of this meeting.

Salute to the Flag:

Roll Call:

PRESENT: Reisinger, Farrell, Buzzetta, Maguire (arrival 7:08pm), Nicoletta Mahoney, and Kornbluh

ABSENT: Yodakis (excused) and Dnistrian (excused)

ALSO PRESENT: Michael Steib, Esq.

APPROVAL OF MINUTES:

Motion to approve July 17, 2025 meeting minutes:

OFFER:	Mahoney
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Mahoney, Kornbluh
NEGATIVE:	None

RESOLUTIONS:

None.

ADMINISTRATIVE ITEMS:

None.

APPLICATIONS: 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.

Mr. Steib stated this is a continuation of the August 21, 2025 hearing

The applicant Dominic Valinotti previously sworn. Mr. Valinotti stated after the August meeting he met with Mr. Anfuso and reconsidered the application. He is now proposing to relocate the basketball court to maintain a 20 foot side and rear setback where only 5 and 7 feet currently exists today. He owns an odd shape lot and the placement of the house on this lot limits where he can relocate the basketball court. He would also like to reserve a location where he could place a swimming pool in the near future.

Chairman Reisinger opened the hearing to public comment – None received.

Mr. Reisinger said the applicant is now looking for a variance to permit a 20 foot side and rear setback, where 5 & 7 feet currently exists and 50 feet is required. Mr. Mahoney asked if you are moving the basketball court, why is it only being moved 15 feet and not the full distance to maintain the 50 foot setbacks. Mr. Valinotti indicated if he moved the court that much it would be right off the house and he is also reserving a location for a future pool.

Mr. Reisinger asked Mr. Steib we are being requested to approve an accessory structure. If it is approved, could it be changed into another accessory structure without reappearing before this Borad. No, the Board is only approving a basketball court. It cannot be modified without the Board's consent. Mr. Maguire joined the Board. Mr. Reisinger said this puts the Board in a tough spot. I appreciate the applicant increasing the setback to 20 feet, but the Ordinance calls for 50 feet. I will ask my colleagues their opinions.

Mr. Farrell appreciated the applicant's attempt to minimize the variance but noted the applicant is also considering a pool. That will also not happen without a variance if this basketball court is approved. The applicant needs to consider all future improvements at this time. Ms. Buzzetta concurred. Mr. Valinotti indicated the pool is very important and this was his kids first summer without a pool. Mr. Kornbluh noted the variance is along the neighbor's property and the applicant can move the court closer to the house. Other Board members felt the applicant has options that would not require a variance.

Chairman Reisinger asked the applicant if he would like a vote tonight or carry the application to the September meeting to address the Board's comments. Mr. Valinotti requested a vote.

Motion to approve application ZB2049 Valinotti.

OFFER:	Kornbluh
SECOND:	Reisinger
AFFIRMATIVE:	None
NEGATIVE:	Reisinger, Farrell, Buzzetta, Mahoney, and Kornbluh.

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.

Mr. Steib stated this is a continuation of the August 21, 2025 hearing and Mr. Marco was previously sworn.

Mr. Marco stated he met with Mr. Anfuso and decided to reduce the piers to a maximum height of four feet. This will eliminate one variance. Mr. Mahoney asked if the if applicant will be adding a gate in the future – No gate will be installed.

Chairman Reisinger opened the hearing to public comment – No comment received.

Mr. Reisinger stated he has an issue and a safety concern with the wall in the right-of-way and will ask his colleagues their opinions. Mr. Farrell said his major issue was the piers. However, the applicant is reducing the height and will not be putting lights on top of the piers. Mr. Nicoletta agreed with Mr. Farrell. Mr. Mahoney and Ms. Buzzetta expressed concern with the right-of-way encroachment. Mr. Kornbluh said only the piers are being reduced and the wall still exceeds four feet in height. He will defer to the Township Committee on the right-of-way issue. Mr. Farrell said if everything was reduced to four feet, the applicant wouldn't be here tonight and would only require Township Committee approval for the right-of-way issue.

Chairman Reisinger said to Mr. Marco it appears you have a split vote. He asked the applicant if he would like a vote tonight or carry the application to the September meeting to address the Board's comments. Mr. Marco requested a vote

Motion to approve application ZB2050 Marco.
OFFER: Nicoletta
SECOND: Farrell
AFFIRMATIVE: Farrell, Nicoletta, and Kornbluh.
NEGATIVE: Reisinger Buzzetta, and Mahoney

APPLICATIONS: New Business:

1. **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.

Michael Steib reviewed the Public Notice and noted the applicant failed to meet the requirements and will need to re-notice the newspaper. The application is being carried to

September 18, 2025 meeting. The applicant will not need to resubmit Notice for certified mailings. Mr. Steib advised the applicant of the deficiency and informed the public that anyone in attendance that the application is being carried to September 18th at 7 pm in this meeting room.

2. **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.

Michael Steib reviewed stated he received a correspondence from the applicant's attorney confirming that his witness would not be available tonight. The application is being carried to September 18, 2025 meeting. The applicant will not need to submit Proof of Service for the September meeting. Mr. Steib advised the public that anyone in attendance that the application is being carried to September 18th at 7 pm in this meeting room.

3. **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 25' is maximum permitted and a total lot coverage of 23% where 20% is the maximum permitted. Time to October 28, 2025.

Motion to accept application ZB2054 Michel.
OFFER: Nicoletta
SECOND: Kornbluh
AFFIRMATIVE: Reisinger, Farrell, Buzzetta, Maguire, Mahoney, Nicoletta, and Kornbluh.
NEGATIVE: None

Mr. Steib announces Public Notice was in order and the Board has jurisdiction to hear the request. The following Exhibits introduced by Mr. Steib.
A1 Variance Application dated June 19, 2025
A2 As-Built plan prepared by Midstate Engineering dated October 10, 2023
A3 Architectural Elevations and Floor plans prepared by A Ondar Design dated December 23, 2021.
A4 Zoning review by Planner Anfuso dated May 14, 2025

Mr. Rony Michel owner/applicant sworn. When I built the garage, I didn't know about the ordinance change reducing the permitted size of the garage. Mr. Steib asked if the garage has been built – Yes. You received Building Permits for the garage – Yes. So, the Building was constructed – Yes. You submitted As-Built Plans of the garage to Mr. Anfuso and he notified you the building was too large and the need for Variance approval – Yes.

Chairman Reisinger opened the hearing to public comment Mr. Vincent Basile – 12 Kensington Pass speaking on behalf of his mother who lives directly behind the applicant –

sworn. This project has been going on for over 20 years and has deteriorated my mother's quality of life. The major issue is drainage. They changed the grade and as a result my parents driveway gets washed out during major storm events. We cannot use that portion of the driveway.

Chairman Reisinger asked if the garage received Construction Permits where - Yes. Mr. Michel said the framer made a mistake. Mr. Reisinger asked if it is a wood frame garage – Yes. Is the floor concrete – Yes. Mr. Reisinger said the footprint is too big. It's not just a framing issue. Since the footprint is too big you are over on size, volume and height. The variances you are asking for are large. No matter how it happened, I cannot support the request at this time. We have the ordinances in place to prevent oversized accessory structures. That what's the ordinances are designed to prevent. I will ask his colleagues for their opinions and then I will ask you what you want to do with the application. Mr. Farrell – no this is a significant overage which I cannot support. Mr. Kornbluh did not understand how this happened. He asked if the approved plans were for the same garage but just smaller – Yes. Didn't the garage come in over budget and the contractor ask for more money. Mr. Michel did not know if the garage was over budget. Mr. Kornbluh expressed concern over the size of the structure. The remaining Board members agreed with the comments stated.

Chairman Reisinger asked the applicant if he would like a vote tonight or carry the application to the October meeting to address the Board's comments. Mr. Michel asked the Application to be carried to October. Mr. Steib advised the public that anyone in attendance that the application is being carried to October 16th at 7 pm in this meeting room with no further Notice.

4. **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.

Motion to accept application ZB2055 Stavila.

OFFER:	Buzzetta
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Maguire, Mahoney, Nicoletta, and Kornbluh.
NEGATIVE:	None

Mr. Steib announces Public Notice was in order and the Board has jurisdiction to hear the request. The following Exhibits introduced by Mr. Steib.

A1 Variance Application dated July 15, 2025.
A2 Zoning Review from Planner Anfuso dated July 8, 2025.
A3 Aerial photograph of the subject property.
A4 Survey prepared by Morgan Engineering

A5 Architectural elevations and floor plans prepared by Dugasz & Brower dated 6=22-25 revised 7-3-25

This is a repeat application. This Application was before you in 2020 for similar variances. However, I believe this application is basically the same but for a smaller addition.

Mr. Evan Stavila owner/applicant sworn. I was before you in 2020 and received approval for a larger project. At that time, I was performing a full second story addition and a barn. I have now reduced the scope of the project to just a shed dormer addition. My property is serviced by Normandy Road which is not a public street. The lot is surrounded by Federal and County property, and the addition will not affect another residence or neighbor.

Chairman Reisinger opened the hearing to public comment – No comment received.

Mr. Reisinger asked from a bird's eye view, you are not increasing building footprint with the shed dormer addition – No. Mr. Kornbluh ask about solid waste collections. No other Board members had questions of the applicant or concerns regarding the application.

Motion to approve application ZB2055 Stavila.

OFFER:	Buzzetta
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Maguire, Mahoney, Nicoletta, and Kornbluh.
NEGATIVE:	None

EXECUTIVE SESSION

None.

DISCUSSION

None.

MOTION TO ADJOURN

A motion was made at 7:55 p.m. to adjourn the meeting and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on August 21, 2025, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on September 18, 2025.

Timothy Anfuso, Acting Secretary
Zoning Board of Adjustment of the
Township of Colts Neck