COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
July 17, 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: June 19, 2025

Resolutions

1. **ZB2005 – Santos-Costa - Block 13, Lot 38 – 21 Ann Street**

Second Extension Request for a one-year extension to the Variance approval to construct two additions and front porch to the existing single-family dwelling in the A-1 Zone. Variances are required to permit a front setback of 80' where 90' required and side setbacks of 44.9' and 50.3' where 55' required. The extension of time will commence retroactively on June 14, 2025, and expire June 13, 2026.

Administrative

None

Old Business

None

New Business

1. **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 9, 2025.

2. **ZB2038 Source Brewery- Block 46, Lot 17.13- 300 Route 34**

Application for a Use Variance and Preliminary and Final Major Site Plan approval. The applicant proposes to retain an outdoor seating area with 8 seats and a retaining wall installed without proper municipal approval. The applicant also proposes a new 30'x40' pavilion to cover eight picnic tables as well as expanding the parking facility by eight stalls. The subject tract is zoned B-1, Business and the existing brewery is not a permitted use. Time to August 12, 2025.

Discussion

None

Executive Session

None

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be August 21, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township