COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
June 19, 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: May 15, 2025

Resolutions

1. **ZB2027 Econumou: Block 29, Lot 11- 68 Bucks Mill Road**

Memorialization of a Resolution for a one-year retroactive extension of time to the approved variance. The extension will commence retroactively on April 18, 2025, and expire April 17, 2026.

2. **ZB2032 Razilov – Block 22.05, Lot 6 – 11 Parkwood Lane**

Memorialization of a Resolution Application denying request to retain a cabana in the A-1 Zone. Variances are required to allow an accessory rear setback of 30 feet where 50 feet is required, to allow a cabana and house separation of 7.79 feet where 20 feet is required, to allow a building volume of 16,250 cubic feet where 13,000 cubic feet is the maximum permitted, and to allow a cabana first floor area of 1,108 square feet where 900 square feet is the maximum permitted.

Administrative

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

Second 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.

Old Business

None

New 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 7' where 50' is required and 7' currently exists, a rear setback of 5' where 50' is required and 5' currently exists. Time to August 20, 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.

Discussion

None

Executive Session

None

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be July 17, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township