ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JUNE 19, 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, Dnistrian, Mahoney, Nicoletta, Kornbluh, Yodakis

ABSENT: Maguire (excused)

ALSO PRESENT: Timothy Anfuso, Township Planner; and Michael Steib, Esq.

APPROVAL OF MINUTES:

Motion to approve May 15, 2025, meeting minutes:

OFFER:	Buzzetta
SECOND:	Reisinger
AFFIRMATIVE:	Reisinger, Buzzetta, Dnistrian, Mahoney, Kornbluh, Yodakis
NEGATIVE:	None

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.

OFFER:	Buzzetta
SECOND:	Dnistrian
AFFIRMATIVE:	Reisinger, Buzzetta, Dnistrian, Mahoney, Kornbluh, Yodakis
NEGATIVE:	None

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.

OFFER:	Buzzetta
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Buzzetta, Dnistrian, Mahoney, Kornbluh, Yodakis
NEGATIVE:	None

ADMINISTRATIVE ITEMS:

None.

APPLICATIONS: Old Business

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.

Mr. Steib noted the history of the application as noted above and reminded the Board that the applicant is able to apply for three extensions. Mr. Anfuso noted there were no changes to zoning which would impact the variances or the terms of circumstances.

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

APPLICATIONS: 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.

Motion to accept application ZB2049 Valinotti.

OFFER:	Reisinger
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Mahoney, Nicoletta, Kornbluh, Yodakis

NEGATIVE: None

Exhibits introduced by Mr. Steib.

A1 Zoning Review by Township Planner, Timothy Anfuso Dated April 22, 2025
A2 Variance Application by Dominic Valinotti dated April 25, 2025
A3 Survey prepared by Morgan Engineering
A4 Aerial Photograph
A5 Netting Photograph

Mr. Steib swore Mr. Dominic Valinotti of 27 Revolutionary Road in for testimony and was requested by Mr. Steib to go over the application.

Mr. Valinotti noted his property has a strange shape and believed the basketball court spot was the most convenient considering the lot and his neighbors. He explained landscaping efforts and fencing in an attempt to reduce any issues related to sound. Mr. Valinotti included that the property was purchased in December, the court constructed around March and that he had been communicating with neighbors regarding the structure and that there were no existing concerns.

Chairman Reisinger noted that the ask was great concerning the setbacks requested, and that having past complaints noted there were neighbor concerns at one point. Chairman Reisinger then asked the board for feedback to which the board echoed Chairman Reisinger's concerns.

Chairman Reisinger reviewed the options: a vote, adjournment, or withdraw without prejudice. Mr. Valinotti asked about an adjournment and Mr. Anfuso added that he would assist with reviewing options available. Mr. Anfuso noted that an adjournment would carry to August 21st and due to the timeline for this application Mr. Valinotti would need to request an extension for action until September 18th, Mr. Valinotti agreed with the extension notations.

Mr. Steib announced this application would carry over to the August 21st meeting and any parties of interest would need to attend for discussion and no additional noticing would be required.

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.

Motion to accept application ZB2050 Marco.

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

Exhibits introduced by Mr. Steib.

A1 Zoning Review by Township Planner, Timothy Anfuso Dated May 5, 2025
A2 Variance Application by Shane Marco dated May 15, 2025
A3 Survey prepared by Andrew K. Wu dated May 14, 2025
A4 Aerial Photograph
A5 Two photographs of wall and entrance columns

Mr. Steib swore Mr. Shane Marco of 97 Cedar Drive in for testimony and was requested by Mr. Steib to go over the application.

Mr. Marco noted they purchased the home in May 2024 and moved in October 2024 and during a visit to the home in May to check in with workers his car was broken into with personal losses, the following January his children were sledding and a car lost control and slid into his yard and lastly he recalled that in the spring of this year his neighbor's dog was hit on Cedar after escaping the yard. Mr. Marco decided the wall would help protect his children while outside and help deter any future break-ins.

Mr. Marco was apologetic to the board in not pursuing permission prior to construction, he was unaware of the full procedures and regrets not having checked first. Mr. Marco walked through the planning of the wall which included leaving space for the leech fields involved with his septic.

Chairman Reisinger asked the public for any comments. None were noted.

Chairman Reisinger noted he had septic concerns relevant to the wall and the precedence that the wall sets. Mr. Farrell asked if the slope of Mr. Marco's property left any element of the wall less than 4' on the backside of the wall with the grade of the yard. Mr. Anfuso was sworn in and noted measurements were taken from the Cedar Drive portion of the wall and that he would say potentially a 4" difference given the grade. Mr. Marco added that at it's shortest the wall was 3'7" from top of the wall to the ground.

Ms. Buzzetta asked Chairman Reisinger to explain his septic concerns. Chairman Reisinger noted he believes that the footing impedes on the septic field, and another member noted that there is clearance from the Board of Health with no noted concerns. If the board is concerned, Mr. Anfuso noted they could request an additional comment from Health.

Mr. Dnistrian noted no concerns about the application and would be inclined to support

Mr. Kornbluh requested that Mr. Anfuso explain the distance from the road and reason for the code/ordinance. Mr. Anfuso noted that it was typically noted for gates as typical parking spaces are 18' deep if you have a closed gate there is space for the car in between the road and the gate. Mr. Marco noted he is not looking to add a gate and Mr. Kornbluh noted his concerns are specific to the piers.

Mr. Mahoney asked if there could be a notation for condition of approval not to install a gate, which was confirmed. Additionally limiting any extra height which might occur with installing lights or anything would not be permissible.

Mr. Yodakis noted he supported the application with the conditions the board noted.

Chairman Reisinger then noted Mr. Marco has three options: a board vote, come back for a vote and work with Mr. Anfuso to make adjustments to the application, or withdraw his application and remove the wall. Chairman Reisinger noted even if the board does pass the application, the next step would be speaking with the governing body on the right of way encroachment.

Mr. Marco requested an adjournment to revisit the plans with Mr. Anfuso and come. Mr. Steib noted that the application would be carried to August 21st and that any revisions would need to be within 10 days of the hearing and no further notice requirements will occur.

EXECUTIVE SESSION

None.

DISCUSSION

Public attendee wanted to discuss placing a shed on his property and wanted to verify setbacks and considerations. Mr. Steib noted that the avenue for requests would be to schedule an appointment with Mr. Anfuso to review and discuss considerations relevant to his request.

Mr. Kornbluh wanted understanding for how work is done in the town without permits as the applications before the board recently have been dealing with work already completed. The board noted that the homeowners are responsible for permits and Mr. Steib noted contractors are licensed and insured so if you were to see continuous issues with the same company, there are avenues with the state for complaints and notifications.

A Board Member asked what next step on resolution for Razilov was. Mr. Anfuso noted that he will have 45 days to file an appeal, if no appeal is filed Code Enforcement will go to property and ask what the plan is to move forward at which point they will need to pull a demo permit or submit a new application to modify.

MOTION TO ADJOURN

A motion was made at 8:04 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 June 19, 2025, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on July 17, 2025.

Krista A. Hill-Kane

Krista A. Hill-Kane, Secretary
Zoning Board of Adjustment of the
Township of Colts Neck