COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
May 15, 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: March 20, 2025 & April 24, 2025

Resolutions

1. **ZB2046 Attamante: Block 7.25, Lot 1 – 4 Mulberry Lane**

Memorialization of a Resolution granting approval to construct rear porch (9.5' x 40.5'), rebuild upper deck (16' x 18'), resurface lower deck (17' x 12'), and remove 274 sf of driveway in the A-2 Zone. Variances are required to permit a building separation of 10 feet where 20 feet required and 6.3 feet currently exists, and a total lot coverage of 23.4% where 20% is the maximum permitted and 23.7% currently exists.

2. **ZB2048 Carroll: Block 29.06, Lot 5 – 14 Williamsburg North**

Memorialization of a Resolution granting approval to construct one-story rear addition and one-car attached garage. In the A-1 zone. Variances are required to permit proposed front yard setbacks of 91 feet where 97.75 feet is required; proposed side setbacks of 40'3" and 29'4" where 59.35 feet are required.

3. **ZB2047 Colts Neck General Store: Block 30, Lot 14 – 171 Rt. 137**

Memorialization of a Resolution granting approval to raise the roofline on residential section to make a full second story to create a bedroom, office, and full bath with 8' ceilings. Variances are required for an expansion to a nonconforming use; proposed 2nd story has 59' principal front setback where 75' is required; proposed 2nd story has 13' of principal side setback where 20' is required.

Administrative

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

Request for a one-year retroactive extension of time to the approved variance construct a vestibule addition, enlarge the detached garage and convert it to a cabana, install an inground pool, retain patio, 4' fence and walkways in the AG Zone. Variances are required to allow a proposed pool front setback of 181' where 322' is required, a lot coverage of 14.85% where 13.10% currently exists and 10% is the maximum. The extension will commence retroactively on April 18, 2025 and expire April 18, 2026.

Old Business

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

Application 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. Time to June 13, 2025.

New Business

None

Discussion

None

Executive Session

None

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be June 19th, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township