ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
MAY 15, 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, Buzzetta, Dnistrian (arrival 7:03 p.m.), Mahoney, Kornbluh, Yodakis
ABSENT:	Farrell (excused), Maguire (excused), Nicoletta (excused)
ALSO PRESENT:	Timothy Anfuso, Township Planner; and Michael Steib, Esq.

APPROVAL OF MINUTES:

Motion to approve March 20, 2025, meeting minutes:

OFFER:	Reisinger
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Kornbluh, Yodakis
NEGATIVE:	None

Motion to approve April 24, 2025, meeting minutes:

OFFER:	Yodakis
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Buzetta, Mahoney, Kornbluh, Yodakis
NEGATIVE:	None

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.

OFFER:	Buzetta
SECOND:	Yodakis
AFFIRMATIVE:	Reisinger, Buzetta, Mahoney, Kornbluh, Yodakis
NEGATIVE:	None

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.

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

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.

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

ADMINISTRATIVE ITEMS:

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 17, 2026.

OFFER:	Buzetta
SECOND:	Reisinger
AFFIRMATIVE:	Reisinger, Buzetta, Dnistrian, Mahoney, Kornbluh, Yodakis

NEGATIVE: None

APPLICATIONS: 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.

Mr. Steib noted this is a continuation of hearing and that Mr. Razilov and Mr. Garrito are still under oath, noted that the last round of exhibits ended at A10 and that additional items are entered as follows:

- A11 Zoning Review, Mr. Anfuso 2/13/2025
- A12 Aerial Photo
- A13 Architectural Plans prepared Hydria Design dated 12/19/2024 revised to 2/6/2025
- A14 Variance Plan prepared by Two River Engineering dated 5/1/2024 revised 2/12/2025

Mr. Reisinger asked Mr. Garito to update the board on the status of their plans. Mr. Garito P.E. from Two River Engineering, noted that the plan has been revised to address concerns from the board to include reducing the size of the pool house, to remove volume and square footage however variances remain for setbacks, volume, and separation.

Mr. Razilov appreciated the boards time and hoped to move forward.

Chairman Reisinger clarified that removing the roof from the porch would remove eliminate the square footage variance as the pool house structure without the porch is 900 square feet, however, the applicant does not support the aesthetic. Additionally, Chairman appreciated the work continued which removed a variance however there are still concerns with the separation and volume. Chairman Reisinger then opened up to the board.

Mr. Kornbluh noted his concerns with the building separation and the fire safety standpoint. Mr. Garrito noted they could restrict further development on the house for the side that faces the porch so that no future renovations would include living spaces if that consideration would help the board process the request.

The board echoed the noted concerns and further discussion defined "hardships" and also noted that although they emphasized with the applicant, as is they do not support the request. Chairman Reisinger then asked if Mr. Garrito and Mr. Razilov would present the application with porch roof removed for board consideration. After a brief conversation away from the board, Mr. Razilov noted he would not remove the roofline and therefore the application would stand as it is for the board to vote.

Chairman Reisinger offered all options to withdraw, vote or adjournment and Mr. Razilov requested the board vote. The board unanimously voted no to the request.

Motion to approve application ZB2032 Razilov.

OFFER:	Reisinger
SECOND:	Kornbluh
AFFIRMATIVE:	
NEGATIVE:	Reisinger, Buzzetta, Dnistrian, Mahoney, Kornbluh, Yodakis

APPLICATIONS: New Business:

None.

EXECUTIVE SESSION

None.

DISCUSSION

None

MOTION TO ADJOURN

A motion was made at 7:46 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 May 15, 2025, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on June 19, 2025.

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