ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
February 20, 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, and Yodakis

ABSENT: Maguire (excused)

ALSO PRESENT: Timothy Anfuso, P.P., and Michael B. Steib, Esq.

APPROVAL OF MINUTES:

Motion to approve the January 16, 2025, meeting minutes:

OFFER:	Dnistrian
SECOND:	Mahony
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Mahoney, and Kornbluh
NEGATIVE:	None

RESOLUTIONS:

ZB2040 Camerer – Block 16, Lot 53.27 – 8 Old Stable Way
Memorialization of resolution to remove patio and cabana built without approvals, add patio and lighting, and renovate pool in the A-1 Zone. Variances are required to allow an accessory rear setback of 14 feet where 15 feet is required; to allow a building separation for the porch/pool of 17 feet where 20 feet is required; and to allow a total lot coverage of 21.9% where 20% is the maximum and 25.2% currently exists. Time to February 28, 2025

Motion to memorialize the Resolution

OFFER:	Farrell
SECOND:	Buzzetta

AFFIRMATIVE: Reisinger, Farrell, Buzzetta, Dnistrian, and Kornbluh
NEGATIVE: None

ADMINISTRATIVE ITEMS:

Appointment of Secretary to the Board of Adjustment – Timothy Anfuso

Motion to appoint Mr. Timothy Anfuso
OFFER: Reisinger
SECOND: Buzzetta
AFFIRMATIVE: Reisinger, Farrell, Buzzetta, Dnistrian, Mahoney, Kornbluh and Yodakis
NEGATIVE: None

APPLICATIONS: Old Business

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 7.9 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 April 30, 2025

Mr. Steib stated this is a continuation of the January 16, 2025 hearing. We have received the following additional exhibits.

- Exhibit A-11 is a Zoning review from Mr. Anfuso dated February 13, 2025
- Exhibit A-12 is a Photo board of the subject property

Mr. Garito, P.E. was previously sworn addressed the Board. He stated he heard and seriously considered the comments of the Board. The original submission required six variances Although we have not eliminated all of the variances, we were able to eliminate two variances.

He reviewed changes made to the plan. First, we reduced the size of the cabana by roughly 300 square feet. This gets the footprint down to 1,108 square feet square feet. It also eliminated the total floor area variance previously requested. The gravel and patio area around the pool has been removed to bring the proposal with the 20% total lot coverage requirement. The original rear yard setback variance was for 18 feet. By reducing the cabana footprint, we were able to increase the rear setback by 12 feet to a total of 30 feet where 50 feet is required. Finally, the roof is being removed, and a flat roof is now proposed. This reduced the building volume by from 23,249 cubic feet to 16,250 cubic feet.

The Board asked if the porch is included in the volume and first floor variances. Yas. Mr Garito stated if the porch was removed the building volume and first floor area would comply. The Board also asked how long ago was the cabana built. Mr. Razilov, previously sworn, said two years ago. It was questioned why the porch wasn't removed to increase the separation between the house and cabana. It would make it a safer condition. Mr. Garito said building separation is

usually a concern when the second story has bedroom. This is not the condition with this house. Where the separation variance occurs, this is a two story cathedral ceiling with no bedrooms on this side of the house.

The Board was concerned with the separation between the cabana with the house. If this application was filed before the cabana was built, they would have concerns with the size of the structure and the yard separations. It's mostly a safety concern with the building so close to the home without a hardship.

After hearing the Board's comments, the applicant requested this hearing be carried to the May meeting to revise the plans to address the Board's concerns. Mr. Steib announced that this hearing will be carried to May 15, 2025 with no further Notice. The applicant granted an extension of time for the Board to act until June 330, 2025.

OFFER:	Dnistrian
SECOND:	Reisinger
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Nicoletta, and Kornbluh
NEGATIVE:	Mahoney

ZB2039 WISE – Block 50, Lot 24 – 148 Hockhockson Road
Request to dismiss the application without prejudice to reconstruct a guest house, remove barn apartment and modify walkways and hardscape in the AG Zone.

Mr. Steib announced the Board received a received a February 3, 2025 correspondence requesting this application be withdrawn without prejudice. A formal vote dismissing the application is appropriate.

Motion to dismiss the application without prejudice

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

APPLICATIONS: New Business:

None

EXECUTIVE SESSION

None

DISCUSSION

None

MOTION TO ADJOURN

A motion was made at 7:26 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 February 20, 2025 and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on March 20, 2025.

Timothy Anfuso, Secretary
Zoning Board of Adjustment of the
Township of Colts Neck