# COLTS NECK TOWNSHIP
## Zoning Board of Adjustment
### Meeting Agenda
### January 16, 2025, at 7:00 pm
### 1 Veterans Way, Colts Neck Township

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**Call to Order**
**Sunshine Law Notice**
**Salute to the Flag**
**Roll Call**
**Excused Absence Poll**
**Reorganization**
**Meeting Minutes – December 12, 2024**

**Resolutions**

**ZB2043 Nogales – Block 33, Lot 17 – 268 Route 537**
Memorialization of a Resolution granting approval to construct a two-story built-in garage addition and side covered porch in the A-1 Zone. Variances are required to allow a principal front setback of 68 feet where 75 is required, a building coverage of 9.87% where 6.6% is the maximum permitted and 7.5% already exists, and a total lot coverage of 24.6% where 20% is the maximum permitted and 23% already exists.

**Administrative**

**Annual Report**

**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 18.2 feet where 50 feet is required, to allow a cabana and house separation of 7 feet where 20 feet is required, to allow a lot coverage of 20.5% where the maximum permitted is 20%, to allow a building volume of 23,249 cubic feet where 13,000 cubic feet is the maximum permitted, and to allow a cabana first floor area of 1,455 square feet where 900 square feet is the maximum permitted, to allow a cabana total floor area of 1,455 square feet where 1,200 square feet is the maximum permitted. Time to February 6, 2025

**ZB2040 Camerer – Block 16, Lot 53.27 – 8 Old Stable Way**
Application 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

**New Business**

**ZB2045 Snug Harbor Bay/Iannelli – Block 9, Lot 1.01 – 7 Willowbrook Road**
Request to dismiss application to demolish existing dwelling and construct a single-family dwelling in the AG Zone without prejudice.

**Discussion**

**Board Contact Information**

**Executive Session**

**N/A**

**Adjournment**

***The next regular meeting of the Zoning Board of Adjustment will be February 20, 2025 at 7:00 pm***
***1 Veterans Way, Colts Neck Township***

# COLTS NECK TOWNSHIP
## Zoning Board of Adjustment
### 2025 Reorganization Meeting Agenda
### January 16, 2025, at 7:00 pm
### 1 Veterans Way, Colts Neck Township

I. Nominating Committee Report
   a) Chairman - _____
   b) Vice-Chairman - _____
   c) Secretary - _____
   d) Other nominations from the Board - _____
   e) Close nomination (voice vote) - _____

Motion to_____
OFFER:
SECOND:
AFFIRMATIVE:
NEGATIVE:

II. Approval of Zoning Board Meeting Dates

Motion to_____
OFFER:
SECOND:
AFFIRMATIVE:
NEGATIVE:

III. Appointment and Memorialization of Resolution for Board Official Newspapers
   a) Asbury Park Press
   b) Two River Times

Motion to_____
OFFER:
SECOND:
AFFIRMATIVE:
NEGATIVE:

IV. Zoning Board Chairman Appointment
   Long Range Planning - _____

Motion to_____
OFFER:
SECOND:
AFFIRMATIVE:
NEGATIVE:

V. Appointment and Memorialization of Resolutions for Board Professionals

a) Board Engineer – Glenn Gerken, P.E.

Motion to_____
OFFER:
SECOND:
AFFIRMATIVE:
NEGATIVE:

b) Board Attorney – Michael B. Steib, Esq.

Motion to_____
OFFER:
SECOND:
AFFIRMATIVE:
NEGATIVE: