ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
January 16, 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 Star Ledger 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, Maguire, Mahoney, Kornbluh, and Yodakis

ABSENT: Nicoletta (excused)

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

REORGANIZATION:
Mr. Reisinger turned over the meeting to Mr. Steib.

Oath of Office
Mr. Steib administered the Oath of Office to returning Board members; Ms. Buzzetta Mr. Mahoney and Mr. Yodakis.

Reorganization Nominations

Chairman – Jeffrey Reisinger

Motion to approve
OFFER: Dnistrian
SECOND: Buzzetta
AFFIRMATIVE: Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, and Kornbluh,
NEGATIVE: None

Vice-Chairman – Robert Farrell

Motion to approve
OFFER: Reisinger

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

Secretary – Joni VanNest

Motion to approve

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

Mr. Steib turned the meeting back over to returning chairman, Mr. Reisinger.

Meeting Dates

February 20, 2025
March 20, 2025
April 24, 2025 (Fourth Thursday)
May 15, 2025
June 19, 2025
July 17, 2025
August 21, 2025
September 18, 2025
October 16, 202
November 20, 2025
December 11, 2025 (Second Thursday)
January 15, 2026 Reorganization & Regular Meeting

All meetings will take place in the courtroom in the town hall at 7:00 p.m.

Motion to approve Zoning Board 2025 meeting dates

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

Official Newspapers

Motion to approve and memorialize the Resolution to appoint Asbury Park Press and Two River Times as official newspapers

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

Long Range Planning Committee

The chairman appointed the following people to the Long Range Planning Committee: Robert Farrell and Jeffrey Reisinger.

Board Professionals

Motion to approve and memorialize a Resolution to appoint Glenn Gerken, P.E. as Zoning Board Engineer

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

Motion to approve and memorialize a Resolution to appoint Michael B. Steib, Esq. as Zoning Board Attorney

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

APPROVAL OF MINUTES:

Motion to approve the December 12, 2023, meeting minutes:

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

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.

Motion to memorialize the Resolution

OFFER:	Farrell
SECOND:	Buzzetta
AFFIRMATIVE:	Farrell, Buzzetta, Maguire, and Kornbluh
NEGATIVE:	None

ADMINISTRATIVE ITEMS:

Annual Report for 2024

Having reviewed the annual report in detail at the November and December meetings, Mr. Anfuso presented the updated report to the Board for final consideration.

Motion to approve and memorialize the Resolution for the 2023 Annual Report

OFFER:	Dnistrian

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

Mr. Steib stated the applicant requested the continuation of this hearing be carried to February 20, 2025 to give them an opportunity to revise their plans. Mr. Steib announced that this hearing will be carried to February 20, 2025 with no further Notice.

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

Mr. Steib stated this is a continuation of a public hearing. He is aware of two new items which need to be marked as exhibits;

A-10 Revised Demolition and Plot Plan
A-11 Updated Zoning Review from Planner Anfuso dated December 27, 2024

Mr. Camerer addressed the Board. He reminded the Board he inherited this situation from the previous owner who represented all improvements to the property were properly permitted. They heard the comments from the Board and have revised the plans in an attempt to address the Boards concerns. They have reduced the total lot coverage and eliminated the variances regarding the cabana.

Mr. Kevin Schelly, P.E., was previously sworn. He presented a new exhibit A-12. This is a side by side presentation of the original plan and the new plan for the backyard improvements before the Board. Mr. Camerer has removed the cabana from the application. This has eliminated two variances; the separation between the cabana and the rear porch as well as the cabana and the pool. He is also removing the fire pit, reducing the amount of patio area and eliminating excess pavement from the driveway. These changes have reduced the total lot coverage by roughly 1,500 square feet. The current lots coverage is 25.2% and is being reduced to 21.9%. The pool is being reconstructed as is and the 1 foot pool rear setback and the 17 feet separation between the pool and the house will remain. Overall the Board was pleased with the changes made by the

applicant and believe there is not much more reductions the applicant could do given the existing conditions.

Mr. Anfuso recommended approval be condition upon submission of a lighting plan addressing Notes 1 & 2 of his December 27, 2025 Zoning Review.

Motion to approve the application with conditions

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

APPLICATIONS: New Business:

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

Mr. Steib announced the Board received a December 30, 2024 email from the applicant requesting the application be dismissed without prejudice.

Motion to dismiss the application without prejudice and memorialize the Resolution

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

EXECUTIVE SESSION
Narrative/None

DISCUSSION
None

MOTION TO ADJOURN

A motion was made at 7:34 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 January 16, 2025 and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on February 20, 2025.

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