COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
December 12, 2024, 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 – November 21, 2024

RESOLUTIONS

ZB2041 Cappelleri – Block 35.05 Lot 17 – 48 Woodhollow Road
Memorialization of a Resolution to construct a 6.3-foot by 9.8-foot front porch and a 12.67-foot by 15-foot rear porch in the A-1 Zone. This existing undersized lot calls for reduced setbacks. Variances are required to allow a front setback of 71.5 feet where 75 feet is required and 77.8 feet exists; to allow a building separation of 10 feet where 20 is required; and to allow a building coverage of 6.99% coverage where 6.6% is the maximum and 6.15% exists.

ZB2042 Peikrishvili – Block 47, Lot 9 – 38 Leland Rd
Memorialization of a Resolution to enlarge a second story addition in the A-3 Zone. A variance is required to allow a principal front setback of 70 feet where 75 is required.

ADMINISTRATIVE

None

OLD BUSINESS

ZB2040 Camerer – Block 16, Lot 53.27 – 8 Old Stable Way
Application to remove patio and renovate 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/cabana of 12 feet where 20 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 24.3% where 20% is the maximum and 25.2% currently exists. Time to January 22, 2025

NEW BUSINESS

ZB2043 Nogales – Block 33, Lot 17 – 268 Route 537
Application 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. Time to February 20, 2025

ZB2039 WISE – Block 50, Lot 24 – 148 Hockhockson Road
Application to reconstruct a guest house, remove barn apartment and modify walkways and hardscape in the AG Zone. Variances are required to allow a second house separation of 47 feet where 100 feet is required and 45 feet currently exists, building coverage of 7.4% where 5% is the maximum permitted and 7.2% currently exists, and a Use Variance is required to reconstruct a nonconforming guest house. Time to March 5, 2025

DISCUSSION

Annual Report

Proposed 2025 Meeting Dates

EXECUTIVE SESSION

If required

ADJOURNMENT

The next regular meeting of the Zoning Board of Adjustment will be January 16, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township