COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
November 21, 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 – October 17, 2024

Resolutions

None

Administrative

Review 2025 Meeting Dates

Old Business

ZB2041 Cappelleri – Block 35.05 Lot 17 – 48 Woodhollow Road
Application to construct an 8.3-foot by 9.8-foot front porch and a 16.87-foot by 23-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. Time to January 28, 2025

New 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

ZB2042 Peikrishvili – Block 47, Lot 9 – 38 Leland Rd
Application 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. Section 102-64F allows additions to nonconforming structures as long as the addition complies. Time to February 13, 2025

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

Discussion

Annual Report

Executive Session

If required

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be December 12, 2024, at 7:00 pm
1 Veterans Way, Colts Neck Township