COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
October 17, 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 – September 19, 2024

RESOLUTIONS

ZB2035 Ivy League Farm/Morgan II – Block 10, Lot 2.02 – 14 Princeton Ln
Memorialization of a Resolution granting approval to demolish house and construct a new house and detached garage in the AG Zone. A variance is required to allow a house front setback of 284.26 feet where 306.7 feet is required.

ZB2036 Fedele – Block 7.13, Lot 6 – 25 Spring Garden Way
Memorialization of a Resolution granting approval to construct a rear porch and deck in the A-2 Zone. A variance is required to allow a side setback of 28.8 feet where 40 feet is required and 27.6 feet currently exists. Section 102-64F allows additions to nonconforming structures as long as the addition complies.

ZB2037 Amato – Block 8, Lot 31 – 3 Tory Court
Memorialization of a Resolution granting approval to retain an 11.5' x 16.5' shed in the A-1 Zone. A variance is required to allow an accessory rear setback of 30.9 feet where forty feet is required.

ADMINISTRATIVE

NEW 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

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 69.5 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 7.33% coverage where 6.6% is the maximum and 6.15% exists. Time to January 28, 2025

DISCUSSION

EXECUTIVE SESSION

If required

ADJOURNMENT

The next regular meeting of the Zoning Board of Adjustment will be November 21, 2024, at 7:00 pm
1 Veterans Way, Colts Neck Township