COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
July 18, 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 – June 20, 2024

Resolutions

ZB2025 NJ American Water – Block 35, Lot 6.01 – 310 Swimming River Road
Memorialization of a Resolution granting approval for Preliminary and Final Major Site Plan Approval as well as a Use Variance for conversion from chlorine to sodium hypochlorite treatment at the Swimming River Water Treatment Plant. A Variance is required to permit a 1,360 square foot accessory structure where 1,200 square feet is the maximum permitted. The Use Variance is required for not providing the conditional use standard of a 50-foot buffer along the front and southerly side property.

ZB2033 Pietracatella – Block 7.25, Lot 9 – 36 Mulberry Lane
Memorialization of a Resolution granting approval to install a 6 foot by 12 foot open front porch in the A-2 Zone. A variance is required for a front setback of 69 feet where 75 feet is required, and 75 feet exists.

Administrative

Old Business

ZB2031 Ivy League Farm/Morgan – Block 10, Lot 2.02 – 14 Princeton Lane
Application to demolish house and construct a new house, detached garage, barn addition with indoor riding arena and detached agricultural labor unit as well as retain temporary stable tent in the AG Zone. Variances are required for a house front setback of 273.68 feet where 324 feet is required, a house side setback of 110 feet where 164 feet is required, a barn front setback of 122 feet where 200 feet required, an agricultural labor unit of 1,518 square feet where 1,200 square feet is the maximum permitted, an agricultural labor unit front setback of 375 feet where 400 feet required, an agricultural labor unit rear setback of 122 feet where 200 feet required, and temporary stable tent rear setback of 77 feet where 100 feet is required. Time to October 2, 2024

New Business

ZB2034 Tonacchio – Block 29.12, Lot 7 – 49 Heyers Mill Road
Application to remove existing dwelling and construct a new single-family dwelling, inground pool, fence and equipment. Variances are required for a house front setback of 29.3’ where 30.3’ exists and 75’ is required, and for a pool front setback of 82’ where

100' is required. NJDEP Freshwater Wetlands and Flood Hazard Permits are required. Time to October 3, 2024

Discussion

Executive Session

If required

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be August 15, 2024, at 7:00 pm
1 Veterans Way, Colts Neck Township