COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
June 20, 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 – May 16, 2024

Resolutions

None

Administrative

None

Old Business

None

New Business

1 ZB2025 NJ American Water – Block 35, Lot 6.01 – 310 Swimming River Road
Application 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. Time to August 10, 2024

2 ZB2033 Pietracatella – Block 7.25, Lot 9 – 36 Mulberry Lane
Application 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. Time to October 2, 2024

3 ZB2031 Ivy League Farm/Morgan – Block 10, Lot 2.02 – 14 Princeton Lane
Application to demolish existing house and construct a new house, barn addition with indoor riding arena, and detached agricultural labor unit in the AG Zone. Variances are required for a house front setback of 273.68 feet where 379 feet is required, a house side setback of 110 feet where 219 feet is required, a house rear setback of 205 feet where 229 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 120 feet where 200 feet required, an agricultural labor unit. Time to October 2, 2024

Discussion

Executive Session

If required

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be
July 18, 2024, at 7:00 pm
1 Veterans Way, Colts Neck Township