ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
May 16, 2024 AT 7:00 P.M.

Mr. Reisinger called the meeting to order by reading the following statement: "As Presiding Officer of the Colts Neck Zoning Board, I hereby declare that the notice requirements of the law has been satisfied by prominently posting a notice of this meeting on the Township Bulletin Board, and that there has been transmitted a copy of said Notice to the Asbury Park Press and the Star Ledger and that a copy is on file in the office of the Township Clerk. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times. I further order that this public announcement be placed in the minutes of this meeting.

Salute to the Flag:

Roll Call:

PRESENT: Reisinger, Farrell, Buzzetta, Nicoletta, Maguire, Kornbluh, and Yodakis

ABSENT: Mahoney (excused) and Dnistrian (excused)

ALSO PRESENT: Timothy Anfuso, P.P., and Michael B. Steib, Esq.

Approval of Minutes:

Motion to approve the April 18, 2024, Meeting Minutes:

OFFER:	Buzzetta
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Buzzetta, Nicoletta, Kornbluh, and Yodakis
NEGATIVE:	None

RESOLUTIONS:

ZB2005 – Santos-Costa - Block 13, Lot 38 – 21 Ann Street
Memorialization of a Resolution granting approval for a one-year extension to the Variance approval to construct two additions and front porch to the existing single family dwelling in the A-1 Zone. Variances are required to permit a front setback of 80' where 90' required and side setbacks of 44.9' and 50.3' where 55' required. The extension of time will begin June 15, 2024, and expire on June 14, 2025.

Motion to Memorialize the Resolution:
OFFER: Kornbluh
SECOND: Reisinger
AFFIRMATIVE: Resinger, Buzzetta, Nicoletta, Kornbluh, and Yodakis
NEGATIVE: None

ZB2019 Laird Cultural Center – Block 35, Lots 12 and 12.01 – One Laird Rd
Memorialization of a Resolution granting approval for a Use Variance as well as Preliminary and Final Major Site Plan approval to renovate, repurpose, and restore a barn to create a cultural center, tasting room, and event space in the D Zone.

Motion to Memorialize the Resolution:
OFFER: Yodakis
SECOND: Nicoletta
AFFIRMATIVE: Resinger, Buzzetta, Nicoletta, Kornbluh, and Yodakis
NEGATIVE: None

ZB2029 Candela – Block 3, Lot 13 – 20 Saddle Ridge Road
Memorialization of a Resolution granting approval to build a 4' by 8' side porch. Variances are required to permit a porch front setback of 77.5' where 85' is required and 77.5' currently exists, a side setback of 42.5' where 53' is required and 42.5' currently exists, a principal building coverage of 6.8% where 6% is the maximum permitted and 6.7% currently exits.

Motion to Memorialize the Resolution:
OFFER: Yodakis
SECOND: Buzzetta
AFFIRMATIVE: Resinger, Buzzetta, Nicoletta, Kornbluh, and Yodakis
NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB2030 Pisano – Block 7.31 Lot 1.30 – Address
Application to relocate existing pool cabana in the A-1 Zone (cluster). Variances are required to allow a rear yard setback of 5 feet where 15 feet is required and zero feet currently exits; and to allow a total lot coverage of 24.4% where 20% is the maximum permitted and 25.1% exits. Time to August 5, 2024

Mr. Steib informed the Board that they do not have jurisdiction to hear the application, as the applicant did not notify the residents within 200 feet of the property of the hearing. Application ZB2030 was carried until June 20, 2024 due to lack of service.

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

Mr. Steib informed the Board that they do not have jurisdiction to hear the application, as the applicant did not notify all residents within 200 feet of the property of the hearing. Residents of Colts Neck and Tinton Falls were served; Middletown residents were not notified. Mr. Steib advised that the applicant only has to provide service to Middletown residents. Application ZB2025 was carried until June 20, 2024, without further notice to those who have already been notified.

EXECUTIVE SESSION

None

At the request of Mr. Kornbluh, Mr. Steib gave a brief summary of the memos he provided to the Board regarding Tree Removal, Cannabis Statute/Ordinances, and Impact Contributions Fees for Off Tract Improvements.

MOTION TO ADJOURN

A motion was made at 7:15 p.m. to adjourn the meeting, and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on May 16, 2024, adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on June 20, 2024.

Joni VanNest, Secretary
Zoning Board of Adjustment of the
Township of Colts Neck