COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
February 19, 2026, 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
Reorganization
Meeting Minutes – November 20, 2025

Resolutions

1. ZB2059 Statile – Block 32; Lot 1 – 2 Phalanx Road
Memorialization of Resolution granting approval to construct 2nd story addition to a non-conforming building in the AG zone. Variances are required to permit a proposed front setback of 127' where 200' is required and 127' currently exists and proposed side setback of 14.5' where 40' is required and 14.5' exists.

2. ZB2062 Kane – Block 16, Lot 9 – 85 Heyers Mill Road
Memorialization of Resolution dismissing the application without prejudice an application to construct a one-story kitchen addition to side and rear of house in the A-1 zone. Variances are required for expansion of a non-conforming use. The property contains two single-family dwellings where only one dwelling is permitted.

3. ZB2064 Callery – Block 38, Lot 7 – 250 Swimming River Road
Memorialization of Resolution granting approval to construct 22' by 31.8' second story addition in the A-3 zone. Variances are required to permit a proposed front setback of 56' where 75' is required and 29' currently exists, proposed side setback of 5.9' where 30' is required and 5.9' currently exists, proposed building coverage of 8.24% where 6.6% is the maximum permitted and 8.24% currently exists, and a proposed issuance of a building permit for a lot that does not front on an improved municipal street.

Administrative

1. 2025 Zoning Board Annual Report Adoption & Memorialization

Old Business
1. ZB2057 – Fiore - Block 7, Lot 7.05 – 17 Colts Gait Lane
Application to retain reconstructed barn in the AG zone. Variances are required to permit a side setback of 57' where 100 feet is required. Time to March 31, 2026.

2. ZB2056 DeCarolis – Block 7.13, Lot 3 – 12 Provincial Place
Application to construct a 16' x 16' gazebo in the A-2 zone. Variances are required to permit a 3-foot building separation where 20 feet is required. Time to February 28, 2026.

New Business

1. ZB2065 Puterman – Block 34, Lot 16.16 – 54 Orchard Lane

Application to construct a two-story single-family dwelling with basement, garage, porch, car port, circular driveway consisting of asphalt/concrete/paver, an in-ground pool with a porous pool deck, cabana & storage building, a 4 ft high fence, porous walkway and retaining wall in the A-1 zone. Variances are required to permit a proposed front setback of 50' where 78' is required, proposed building coverage of 7.5% where 6% maximum is permitted, proposed total lot coverage of 22.4% where 20% maximum is permitted, and a proposed cabana footprint of 990 square feet where 900 square feet is the maximum permitted. Time to April 2, 2026.

Discussion

N/A

Executive Session

N/A

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be
March 19, 2026 at 7:00 pm
1 Veterans Way, Colts Neck Township