COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
April 20, 2023, at 7:00 pm
3 Veterans Way, Colts Neck Township

Call to Order
Sunshine Law Notice
Salute to the Flag
Roll Call
Excused Absence Poll
Meeting Minutes – March 16, 2023

Resolutions

1. Memorialization of Resolution granting a Use Variance as well as Preliminary and Final Major Site Plan Approval with Variances to construct a one conveyor carwash and a two story 5,920 square foot office building in the B-1, Business Zone.

Administrative

None

Old Business

None

New Business

1 ZB2005 – Santos-Costa - Block 13, Lot 38 – 21 Ann Street
Application 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. Time to June 12, 2023

2 ZB2004 Andree – Block 34, Lot 3.08 – 26 Raven Road
Application to modify driveway, remove walkways, part of pool patio, shed and deck to construct addition, front porch, interior renovations, detached garage and new driveway in the A-1 Zone. Variances are required to permit a garage side setback of 25.3 feet where 40 feet required, principal building coverage of 6.92% where 6% is the maximum permitted, a total lot coverage of 21.7% where 20% is the maximum permitted, a detached garage total floor area of 1,548 square feet where 1,200 square feet is the maximum permitted and detached garage building volume of 15,510 cubic feet where 13,000 cubic feet is the maximum permitted. Time to June 20, 2023

3 ZB2004 Bennett – Block 7.05, Lot 8 – 20 East Larchmont Drive

Application for second story addition, sunroom, deck and interior renovations in the A-2 Zone. Variances are required to permit a deck and pool separation of 6.25 feet where 20 feet required and a 3 ½ story dwelling where 2 ½ stories is the maximum permitted. Time to July 11, 2023.

4 ZB2004 Mark – Block 29.11, Lot 11 – 13 Yellow Brook Drive

Application to construct a second story addition and interior renovations in the A-3 Zone. A variance is required to permit a principal building coverage of 8.1% where 6.6% is the maximum permitted. Time to July 11, 2023

Discussion

None

Executive Session

If required

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be May 18, 2023, at 7:00 pm
3 Veterans Way, Colts Neck Township