COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
May 18, 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 – April 20, 2023

Resolutions

None

Administrative

None

Old Business

1 **ZB2007 Bennett – Block 7.05, Lot 8 – 20 East Larchmont Drive**
Application for second story addition, sunroom, deck, porch and interior renovations in the A-2 Zone. Variances are required to permit a deck and pool separation of 8.25' where 20' required, a 3 ½ story dwelling where 2 ½ stories maximum permitted and a building coverage of 6.87% where 6.6% maximum permitted. Time to July 11, 2023.

2 **ZB2008 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 3 ½ story dwelling where 2 ½ stories maximum permitted. Time to July 11, 2023

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 ZB2006 Leiner – Block 21.05, Lot 1 – 193 Laird Road

Application to construct a 66' x 198' indoor riding arena in the A-1 Zone. Variances are required to permit a front yard setback of 126.37' from Laird Road where 150' required, building height of 28' where 25' maximum permitted, accessory building coverage of 5.42% where 5% maximum permitted, arena building foot print of 13,068 square feet where 1,200 square feet maximum permitted, arena total floor area of 13,608 square feet where 1,800 square feet maximum permitted and arena building volume of 248,292 cubic feet where 20,000 cubic feet is the maximum permitted. Time to July 18, 2023.

3 ZB2009 Zakusilo – Block 21, Lot 37 – 961 Lovett Road

Application to extend deck (19' x 36") along side of house in the A-1 Zone. A variance is required to permit a side yard setback of 27' where 50' required. Time to July 18, 2023

Discussion

None

Executive Session

If required

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be June 15, 2023, at 7:00 pm
3 Veterans Way, Colts Neck Township