COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
June 15, 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 – May 18, 2023

Resolutions

1 **ZB2007 Bennett – Block 7.05, Lot 8 – 20 East Larchmont Drive**
Memorialization of Resolution granting approval 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.

2 **ZB2008 Mark – Block 29.11, Lot 11 – 13 Yellow Brook Drive**
Memorialization of resolution granting approval 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.

3 **ZB2005 – Santos-Costa - Block 13, Lot 38 – 21 Ann Street**
Memorialization of Resolution granting 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.

Administrative

None

Old Business

1 **ZB2004 Andree – Block 34, Lot 3.08 – 26 Ravin Road 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. Variances are required to permit detached garage side setback of 25.3' where 40' required, principal building coverage of 6.78% where 6% maximum permitted, detached garage total floor area of 1,423 s.f. where 1,200 s.f. maximum permitted and proposed detached garage building volume of 15,052 cubic feet where 13,000 cubic feet maximum permitted. Time to July 30, 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.

New Business

1 **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

2 **ZB2010 McCormack – Block 39, Lot 11.05 – 10 Noble Court**
Application to install a 6 foot aluminum fence in the front yard of Route 537 in the A-1 Zone. A variance is required to permit a 6-foot fence in a front yard setback where 4 feet is the maximum height permitted. Time to July 31, 2023.

3 **ZB2011 Ottrando – Block 7.31, Lot 1.19 – 11 Applethorn Court**
Application to retain rear stone terrace (11' x 18') in the A-1 Zone. A variance is required to permit a terrace and pool separation of 12 feet where 20 feet required. Time to August 17, 2023

Discussion

Meeting Location: August 2023.

Executive Session

If required

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be July 20, 2023, at 7:00 pm
3 Veterans Way, Colts Neck Township