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

Resolutions

1 **ZB2004 Andree – Block 34, Lot 3.08 – 26 Ravin Road**
Memorialization of Resolution granting approval 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.

2 **ZB2009 Zakusilo – Block 21, Lot 37 – 961 Lovett Road**
Memorialization of Resolution granting approval to extend deck (19' x 36") alongside of house in the A-1 Zone. A variance is required to permit a side yard setback of 27' where 50' required.

3 **ZB2011 Ottrando – Block 7.31, Lot 1.19 – 11 Applethorn Court**
Memorialization of Resolution granting approval 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 is required.

Administrative

Appoint Board Secretary Joni VanNest

Old Business

1 **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 August 31, 2023.

New Business

1 **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 where 4 feet is the maximum height permitted. Time to July 31, 2023.

2 **ZB2012 Passalacqua – Block 34, Lot 14 – 295 Route 537**
Application to remove front porch and construct a one story addition to the single family dwelling. A variance is required to permit a front setback of 44' where 75' is required. Time to September 7, 2023.

3 **ZB2013 Gutowski – Block 35.02, Lot 10 – 40 Beaver Dam Rd**
Application to install a generator. A variance is required to permit generator front setback from Woodhollow Road of 75 feet where 100 feet required. Time to September 7, 2023.

4 **ZB2014 Kape – Block 7.20, Lot 9 – 39 Mulberry Ln**
Application to construct open front porch. A variance is required to permit a front setback of 72.5 feet where 75 feet is required. Time to September 26, 2023.

Discussion

Executive Session

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be September 21, 2023, at 7:00 pm
1 Veterans Way, Colts Neck Township