COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
September 21, 2023 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
Meeting Minutes – July 20, 2023

Resolutions

1 **ZB2010 McCormack – Block 39, Lot 11.05 – 10 Noble Court**
Memorialization of Resolution granting approval 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.

2 **ZB2012 Passalacqua – Block 34, Lot 14 – 295 Route 537**
Memorialization of Resolution granting approval 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.

3 **ZB2013 Gutowski – Block 35.02, Lot 10 – 40 Beaver Dam Rd**
Memorialization of Resolution granting approval to install a generator. A variance is required to permit generator front setback from Woodhollow Road of 75 feet where 100 feet required.

4 **ZB2014 Kape – Block 7.20, Lot 9 – 39 Mulberry Ln**
Memorialization of Resolution granting approval to construct open front porch. A variance is required to permit a front setback of 72.5 feet where 75 feet is required.

Administrative

Old Business

1 **ZB2006 Leiner – Block 21.05, Lot 1 – 193 Laird Road**
Request to withdraw the application to construct a 66' x 198' indoor riding arena in the A-1 Zone.

New Business

1 **ZB2015 Scanelli – Block 24, Lot 4 – 20 Crusius Place**
Application to construct a second story addition and interior renovation to a single-family dwelling in the A-3 Zone. The application requires a variance to permit a side setback of 28.7' where 30' is required. Time to October 19, 2023

2 **ZB2016 Miller – Block 20, Lot 10.02 – 11 Liberty Knoll**
Application to add a dormer and finish half story above the attached garage in the A-1 Zone. A variance is required to permit a dormer side setback of 46.25' where 57' is required and 46.1' currently exists. Time to November 14, 2023

3 **ZB2017 Fareholm Sequoia Trust – Block 20, Lot 8 – 132 Muhlenbrink Road**
Request to withdraw the application to install a generator in the front yard in the AG Zone.

Discussion

Executive Session

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be October 19, 2023 at 7:00 pm
1 Veterans Way, Colts Neck Township