COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
December 14, 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 – November 16, 2023

Resolutions

1 **ZB2018 Rundella – Block 7.21, Lot 18 – 57 Laurelwood Drive**
Memorialization of a Resolution granting approval to construct an open pavilion in the A-2 Zone. Variances are required to permit a pool and pavilion separation of 9' where 10' is required, and a separation of 13' between the pavilion and house where 20' is required.

2 **ZB1053 Colts Neck Reformed Church – Block 29.01, Lots 13 & 14 and Block 29.13, Lots 6 & 17 – 139 and 143 Route 537**
Memorialization of a Resolution granting Preliminary and Final Major Site Plan approval with Use Variance to remove the existing driveways and construct a new driveway in the A-3 Zone.

3 **ZB2000A Santos – Block 13, Lot 16 – 253 Heyers Mill Road**
Memorialization of a Resolution granting approval to reconstruct a single family dwelling in the A-1 Zone. Variances are required to permit a front setback of 11' where 75' is required, side setback of 19' where 24' is required, and 6.85% building coverage where 6.6% is the maximum permitted.

Administrative

1 **ZB1046 Source Brewing – Block 46, Lot 17.13 – 300 Route 34**
Request for two one-year extensions of time to the Use Variance and Preliminary and Final Major Site Plan approval in the B-1 Zone. The extension of time will begin May 20, 2023, and expire May 20, 2024.

2 **Appointment of 2023 Nominating Committee**

Old Business

1 **ZB2022 Tawfik – Block 16, Lot 53.28 – 6 Old Stable Way**
Application to expand patio and to construct a pavilion in the A-1 Zone. Variances are required to allow a lot coverage of 24.8% where 20% is the maximum permitted, and a side setback of 25.23 where 40' is required. Time to February 8, 2024

New Business

1 **ZB2021 Racioppo – Block 35.03, Lot 14 – 21 Beaver Dam Road**
Application to remove front porch and to construct a rear kitchen addition in the A-1 Zone. A variance is required to permit a rear setback of 85' where 95' is required. Time to February 8, 2024

Discussion

1 **2023 Annual Report**
2 **Review 2024 Meeting Dates**

Executive Session

None

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be January 18, 2024, at 7:00 pm
1 Veterans Way, Colts Neck Township