ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
MARCH 19, 2026, AT 7:00 P.M.

Mr. Reisinger called the meeting to order by reading the following statement: "As Presiding Officer of the Colts Neck Zoning Board, I hereby declare that the notice requirements of the law has been satisfied by prominently posting a notice of this meeting on the Township Bulletin Board, and that there has been transmitted a copy of said Notice to the Asbury Park Press and the Two River Times and that a copy is on file in the office of the Township Clerk. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times. I further order that this public announcement be placed in the minutes of this meeting.

Salute to the Flag:

Roll Call:

PRESENT:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta, Kornbluh, Yodakis
ABSENT:	None.
ALSO PRESENT:	Tim Anfuso, PP; Michael Steib, Esq.

APPROVAL OF MINUTES:

1. Motion to approve January 15, 2026, meeting minutes:

OFFER:	Buzzetta
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta
NEGATIVE:	None

RESOLUTIONS:

1. ZB2056 DeCarolis – Block 7.13, Lot 3 – 12 Provincial Place

Memorialization of Resolution granting approval to construct a 12' x 16' gazebo in the A-2 zone. Variances are required to permit an 8-foot building separation where 20 feet is required.

Motion to memorialize ZB2056 Resolution:

OFFER:	Farrell
SECOND:	Dnistrian
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta, Yodakis

NEGATIVE: None.

ADMINISTRATIVE ITEMS:
None.

APPLICATIONS: Old Business

1. ZB2057 – Fiore - Block 7, Lot 7.05 – 17 Colts Gait Lane
Application to retain reconstructed barn in the AG zone. Variances are required to permit a side setback of 57' where 100 feet is required. Time to March 31, 2026.

The Board has jurisdiction as it was an application carried from a previous meeting.

Motion to accept revised application ZB2057

OFFER:	Dnistrian
SECOND:	Reisinger
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Kornbluh, Yodakis
NEGATIVE:	None

Mr. Steib introduced evidence.

Mr. Fiore was sworn and noted his application is to replace a barn that had previously been constructed under a previous owner. The barn was damaged by downed trees and replaced the barn. There was a complaint filed roughly 2 years after replacing the barn and the applicant read a prepared statement noting that he has been impacted by a citizen who has harassed him and his family.

Mr. Anfuso was sworn and noted that the barn was reconstructed in the same location as the previous location and noted previous zoning review had a 10' error but has been corrected in the updated review.

Chairman Reisinger opened up to the public, no comments were noted.

Chairman Reisinger reiterated there were no documented encroachments or greenway impacts as had been poised in a previous hearing. The applicant noted there is no power or water, dirt floor with gravel it is used for storage of hay/straw. Mr. Anfuso noted he will need to work with Building/Construction to move through permit process.

Mr. Fiore asked for a vote.

Motion to approve application ZB2057

OFFER:	Kornbluh
SECOND:	Dnistrian
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Kornbluh, Yodakis

NEGATIVE: None

2. **ZB2065 Puterman – Block 34, Lot 16.16 – 54 Orchard Lane**

Application to construct a two-story single-family dwelling with basement, garage, porch, car port, circular driveway consisting of asphalt/concrete/paver, an in-ground pool with a porous pool deck, cabana & storage building, a 4 ft high fence, porous walkway and retaining wall in the A-1 zone. Variances are required to permit a proposed front setback of 70.4' where 78' is required, proposed building coverage of 6.6% where 6% maximum is permitted, and proposed total lot coverage of 21.9% where 20% maximum is permitted. Time to April 30, 2026.

Mr. Steib noted service is in order and is a continuation and introduced new evidence.

Mr. Alfieri noted the revisions were made in attempts to address the Board concerns. Mr. Mark Cifelli, engineer previously testified for the applicant, was sworn in.

Mr. Cifelli noted the application previously came before the board with four variances with the revisions they have removed one variance which was for the 990 sq ft cabana, reduced to offer 900 sq feet on cabana which eliminates the need for a variance. Additionally, the plans revisions impact the front setback revised to request 70.4' from the initial 50' proposal where 78' is required. The variance request for maximum principal building coverage is now proposed for 6.6% from 7.5% by removing the carport and 6% is max permitted. Lastly, the variance for total lot coverage was originally requested at 22.4% and now with reductions and removals the application is at 21.9% where 20% is max permitted.

Mr. Aflieri noted the revisions are believed to be an improvement and would like to hear the Board's thoughts.

Chairman Reisinger opened comments and questions to the public, none were noted.

Chairman Reisinger offered questions and comments to the Board. Mr. Dnistrian asked about the front setback, Mr. Anfuso noted it is a 78' requirement due to the impacts of the 90' rule and it is impacting the right side of the proposed house. Mr. Farrell asked how much of the lot coverage was impacted by the driveway to the back area, Mr. Alfieri spoke to limitations as it is as narrow as it can be made and the size and shape as designed are functional for the space.

Chairman Reisinger noted appreciation for the revisions and noted his concerns stem around the coverage requests for principal dwelling and total building coverage and the principal front variance is no longer a concern for him. Mr. Farrell noted appreciation for the revisions and noted the lot coverage is more feasible as the lot cannot be moved to be more accommodating, however the issue he sees is the building coverage. The other Board members echoed the concerns on coverages.

Chairman Reisinger asked fi the applicant would consider trimming and reducing as these coverage areas are of great concern to the Board and asked if Mr. Alfieri would speak with his client.

Mr. Alfieri asked for the application to be carried to May 21st and granted an extension of time to June 30, 2026.

Mr. Steib noted no further noticing and is carried to May 21st, 2026.

APPLICATIONS: New Business:

1. ZB2067 Arnold – Block 12.01, Lot 15 – 2 White Oak Drive

Application to install inground pool, 1,077 square feet of patio, above ground spa, equipment and fence in the A-1 zone. Variances are required to permit 22.1% lot coverage where 20% is maximum permitted, proposed zero feet separation between house and spa where 20' is required, and proposed 95' accessory front setback where 100' is required. Time to May 13, 2026.

Mr. Steib noted service is acceptable and the Board has jurisdiction to accept the application.

Motion to accept application ZB2067:

OFFER:	Buzzetta
SECOND:	Reisinger
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta
NEGATIVE:	None

Mr. Steib introduced exhibits for evidence and asked the applicant or representative to step forward and be sworn in. Mr. David Arnold, applicant, was sworn.

Mr. Arnold read a prepared statement highlighting the variances and support for a favorable Board decision. The property currently has a single-family dwelling and circular driveway; this lot has two front-yard setbacks and is an undersized lot of record at under 1 acre putting significant restraints on any proposed improvements. The application is for a pool, patio, and spa.

Mr. Arnold opined that the accessory front setback of 95' where 100' is required is due to the two front setbacks and lot considerations of site, grading, and well/septic limits the location for the spa. The 20' separation of the dwelling and spa is also limited due to the grading, driveway, and other setback restraints and will be installed on concrete pad as part of the pool and patio plan. The total lot coverage is also due to the nonconforming nature and size of the lot and believes strictly retaining 20% will preclude recreational property additions. Mr. Arnold believes the impervious coverage proposed is minimal and will not impact drainage or adjacent lots and the limitations on the variance create hardships and are unique to this lot.

Chairman Reisinger asked for additional information on the spa, Mr. Arnold stated it is a buy and place spa and not built into. Mr. Farrell asked about what was above the spa location as proposed, to which the applicant responded a bathroom was directly above the spa in the home.

Chairman Reisinger asked if there were any questions from the public, none were noted.

Chairman Reisinger noted his concern for this application is the lot coverage currently proposed, he asked the Board for feedback and members echoed these concerns and the zero setback of the spa. Mr. Farrell did ask about reworking the proposed pavers to reduce the total lot coverage, other members echoed the value of that rework.

Mr. Arnold requested to carry the application to April 16, 2026 and granted an extension through May 31st, 2026. Mr. Steib noted no further servicing is required.

2. <u>ZB2068 Ottrando – Block 9, Lot 2.04 – 6 Evergreen Lane</u>

Application to construct one-story addition in the AG zone. Variances are required to permit a front setback of 132.5' where 152' is required and proposed side setbacks of 55' and 51.3' is proposed where 127' is required. Time to June 17, 2026.

Mr. Steib noted service is acceptable and the Board has jurisdiction to accept the application

Motion to accept application ZB2068:

OFFER:	Nicoletta
SECOND:	Farrell
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta
NEGATIVE:	None

Mr. Steib introduced exhibits for evidence and asked the applicant or representative to step forward and be sworn in. Mr. Michael Ottrando, applicant, was sworn.

Mr. Ottrando noted the request is to add a one-story addition to their home and impacts two variances one for side setbacks that are impacted by the 90' rule and at the time of drafting they believed 50' was the minimum which the plan would fit and front setback variance. Mr. Ottrando noted they purchased the home in 2024 and have been in a state of remodel since. This addition will create a playroom and allow for a room at the ground level to assist elderly parents who cannot easily navigate stairs which eliminates any existing or proposed bedrooms up or downstairs and there is no location interior to place an elevator. The proposal has no separate entrance, no additional kitchen, and will not be used as a separate dwelling unit.

Chairman Reisinger asked if there were any questions from the public, none were noted.

The Board had no notable comments or concerns.

Motion to approve application ZB2068:

OFFER:	Nicoletta
SECOND:	Farrell
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Maguire, Mahoney, Nicoletta
NEGATIVE:	Dnistrian

3. ZB2070 Burdo – Block 41.01, Lot 99 – 8 Armistead Key

Application to install a 4' high vinyl picket fence in the A-4 zone. A variance is required to permit the proposed fence within a 50' tract perimeter buffer where not permitted. Time to June 6, 2026.

Mr. Steib noted service is acceptable and the Board has jurisdiction to accept the application.

Motion to accept application ZB2070:

OFFER:	Buzzetta
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta
NEGATIVE:	None

Mr. Steib introduced exhibits for evidence and asked the applicant or representative to step forward and be sworn in. Mr. Anthony Burdo, applicant, was sworn.

Mr. Burdo was sworn and noted the request is for a 4' vinyl fence to be installed on their property however there is a perimeter buffer in their backyard that touches their patio which limits the ability to add a fence in their backyard for their young child to have a protected area of play. The applicant does have HOA approval for the request. Mr. Anfuso noted the buffer is typically of no impact to the other units at the Grande due to a common open space area, however this lot and another have no buffer area and that the applicant's lot backs up to Highway 18.

Chairman Reisinger asked if there were any questions from the public, none were noted.

The Board had no notable comments or concerns.

Motion to approve application ZB2070:

OFFER:	Buzzetta
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta
NEGATIVE:	None

4. ZB2071 D'Agostino – Block 21, Lot 18 – 461 Marl Road

Application to construct a 14'x 27'8" roof over an existing wood deck attached to the rear of the building in the A-1 zone. A variance is required to permit a 6.3% building coverage where 6% is max permitted. Time to June 17, 2026.

Mr. Steib noted service is acceptable and the Board has jurisdiction to accept the application.

Motion to accept application ZB2071:

OFFER:	Buzzetta
SECOND:	Farrell
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta
NEGATIVE:	None

Mr. Steib introduced exhibits for evidence and asked the applicant or representative to step forward and be sworn in. Mr. Guy Marangelli, father and agent of applicant, was sworn.

Mr. Marangelli noted the application is to cover the existing wood deck with a roof to allow for sun protection and allow the space to be used and the roof is proposed to be matched with the existing home.

Chairman Reisinger asked if there were any questions from the public, none were noted.

The Board had no notable comments or concerns.

Motion to approve application ZB2071 with a condition the porch will never be enclosed:

OFFER:	Buzzetta
SECOND:	Dnistrian
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta
NEGATIVE:	None

EXECUTIVE SESSION

None.

DISCUSSION

None

MOTION TO ADJOURN

A motion was made at 8:32 p.m. to adjourn the meeting and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted February 19, 2026, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on April 16, 2026.

Krista A. Hill-Kane, Secretary
Zoning Board of Adjustment of the
Township of Colts Neck