ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
APRIL 16, 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, Maguire, Mahoney, Nicoletta, Kornbluh, Yodakis
ABSENT:	Dnistrian
ALSO PRESENT:	Tim Anfuso, PP; Michael Steib, Esq.

APPROVAL OF MINUTES:

1. Motion to approve December 11, 2025, meeting minutes:

OFFER:	Kornbluh
SECOND:	Reisinger
AFFIRMATIVE:	Reisinger, Maguire, Mahoney, Kornbluh, Yodakis
NEGATIVE:	None

2. Motion to approve March 19, 2026, meeting minutes:

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

RESOLUTIONS:

1. **ZB2057 – Fiore - Block 7, Lot 7.05 – 17 Colts Gait Lane**

Memorialization of Resolution granting approval retain reconstructed barn in the AG zone. Variances are required to permit a side setback of 48.1' where 100 feet is required.

Motion to memorialize ZB2057 Resolution:

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

2. **ZB2068 Ottrando – Block 9, Lot 2.04 – 6 Evergreen Lane**

Memorialization of Resolution granting approval 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' required.

Motion to memorialize ZB2068 Resolution:

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

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

Memorialization of Resolution granting approval 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.

Motion to memorialize ZB2070 Resolution:

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

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

Memorialization of Resolution granting approval 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

Motion to memorialize ZB2071 Resolution:

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

ADMINISTRATIVE ITEMS:
None.

APPLICATIONS: Old Business

1. **ZB2038 Source – Block 46, Lot 17.13- 300 Route 34**
Application for a Use Variance and Preliminary and Final Major Site Plan approval. The applicant proposes to retain an outdoor seating area with 8 seats and a retaining wall installed without proper municipal approval. The applicant also proposes a new 30'x40' pavilion to cover eight picnic tables as well as expanding the parking facility by eight stalls. The subject tract is zoned B-1, Business and the existing brewery is not permitted use. Time to May 31, 2026.

Mr. Plocker on behalf of the applicant, reviewed the history of the request and the concerns which stem around the site's inadequate parking for the occupancy levels that have been experienced. The applicant went to neighboring businesses to seek a parking plan, and no new plan has been created due to liability concerns from other business's insurance carriers. Currently the application is seeking to add one pavilion with eight picnic tables as well as three parking spots. Mr. Plocker requested the Board to consider conditions that would allow higher occupancy standards September – October and May.

Mr. Petracca, owner, requested considerations for peak reprieve mid-September to mid-October and May, with these times dependent on the weather. He then discussed the denials for parking support with nearby businesses they had received due to insurance carrier limitations and opined that many attendees were young children who do not drive.

Board members directed questions to the applicant. Mr. Petracca noted the valet service would continue during peak times and has been working well with utilization of Trump Boulevard and public spots with approximately 127 available spots for use. Mr. Petracca is also pursuing conversations with the new owners of the adjacent lot to determine if a plan could be developed for additional parking.

Mr. Garito noted the parking plan originally showcased six spots and after discussion has been redesigned to create three spots. Mr. Kornbluh noted concerns that without the requested gazebo there is already continued parking concerns so what would the motivation be to create additional seating? Mr. Anfuso noted concerns that restricting parking on public streets, like Professional Circle, would impact valet plans and parking capability. Mr. Farrell raised concerns about food trucks also restricting parking further.

No further questions or comments from the Board and no comments or questions were proposed by the public.

Mr. Petracca noted that restricting attendance would shutter their business and reiterated the parking to occupancy ratio is skewed due to the number of children in attendance. Chairman Reisinger noted the application was originally approved for 79 occupants and there are documented times that the property had over 200 attendees with no noted attempt to curb occupancy which causes concern to enhance the property for more seating capacity without a

parking plan to support. Mr. Petracca believes he was targeted by the occupancy complaints and believes outdoor seating is not a safety concern. Mr. Petracca noted the 2017 application versus current operations have included evolution to survive COVID and other economic impacts and that referencing the original application is not productive.

Board Members believe there may be a parking plan or agreement that can be made for shuttle and parking services and are open to leaving additional time to seek a solution.

Carried to July 16 with no further noticing required.

2. 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 21.3% lot coverage where 20% is maximum permitted, proposed 8' separation between house and spa where 20' is required, and proposed 8' separation between the spa and pool where 10' is required. Time to May 31, 2026.

Mr. Arnold revised site plan to mediate concerns the Board mentioned at previous meeting resulting in a lot coverage reduction by reducing the patio and pad areas, and a reduction of the requested variances. The Board appreciated the applicant's efforts for application, presentation and mediation.

Motion to approve application ZB2067

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

APPLICATIONS: New Business:

1. ZB2069 Corporate Drive Car Club - Block 31, Lot 7 – 430 Route 34

Application to construct a car club including vehicle storage and retail in B-1 zone. The application requires a use variance as well as Preliminary and Final Major Site Plan approval with variances. The applicant has bifurcated the request and is only applying for the use variance and Floor Area Ration (FAR) of .221 proposed and .15 is max permitted at this time. Time to July 18, 2026.

Motion to accept application ZB2069

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

Mr. Steib entered exhibits for the applicant and introduced Mr. Pfleger to discuss the application.

Mr. Pfleger noted the application is bifurcated and with favorable Board action, a full site plan would be produced.

Mr. Pesce, Holmdel resident, was sworn in to serve as applicant representative. Mr. Pesce thanked the Board and explained this application is requesting to open a car club in Colts Neck to serve residents looking to create a high-end location to safely secure vehicles and create a social space for other car enthusiasts. Car storage is typically not generating constant car movement. The storage options have two types of storage- a lifted storage and a floor-level storage. Cars are requested to be prepped and then delivered or picked up on site.

Mr. Pesce walked through the floorplan pointing out display areas for the cars, a limited kitchen/warming/prep space, a coffee bar, lockers, and social gathering spaces both inside and on the patio. No retail space is planned, membership is required, and the management team is planning less than 10 events annually. Gated access, fencing, security, night lighting, and displays that are planned and would not support the public to try and visit.

Mr. Pesce noted that the plan would be to store a maximum of 120 cars stored on site with membership limited to around 200 members as base, where all stored cars have a membership. Daily activity is minimal and operations would have defined hours with only external bay storage allowing for 24/7 access.

Mr. Pesce anticipates a max of six people on-site daily for staff, events would result in more staff. This facility does not wash or clean cars, however they do prep with uses limited water/cleaner and microfiber rags for use- not a carwash or detailing service. No operations or events would be open to the public. Mr. Pesce compared the strategy of operations to a golf club. He opined that no tow trucks or deliveries would be conducted on large trucks and are typically concierge with the vehicles being driven to and from the location and not towed. The one consideration would be if a dealership were to pickup a vehicle that is in need of repair.

Mr. Pesce noted the site would have security and the outdoor sound/noise would be minimal. Events would not have live music or music being piped, the environment is designed to facilitate social interaction among car enthusiasts, and the sound is minimal and the sound would be something like a coffee truck. Any interior events may have music however a focus on more ambience and social supporting.

Board members asked about parking due to concerns over exterior events where internally stored cars would take up spaces in the lot and members would also be parking to participate in the event. Events would require an RSVP and at a similar business in another location they have not filled their lot during these events. Cars and Coffees attendees typically attend in the vehicle they will show, they are not both showing and driving a separate car and expect minimal impact to parking at the nearby shopping center due to RSVP, members only, and the display cars being the attendees.

Mr. AJ Garito, Colts Neck resident and Engineer, was sworn, and provided testimony for site plan preparation. The plan reflects changes to the parking spaces becoming perpendicular which will introduce islands and landscape requirements with intent to updated and meet the requirements of the highway access management plan the site is subject to.

Mr. Garito opined on the proposed variances with changes to lighting, landscaping, and the parking itself. The variance for 20-foot building side setback where zero feet is proposed, this is what exists. The variance involving 100-foot setback for the dumpster where 75.9 feet are proposed, site has public roads on three sides this is going to be hard to mediate without it being in the front however it will have an enclosure and be heavily landscaped. The variance for a maximum building coverage of 15% and 22.1% is proposed and 16.5% currently exists, this is due to the proposed building addition which adds to the coverage calculations. The variance for a maximum lot coverage of 50% where 57.4% is proposed and 64.4% currently exists, removing some surface so reducing the variance needed. The variance related to landscaping area equivalent to 50% of the building footprint immediately adjacent to the structure is limited due to the septic and property line there are limitations and with the other two sides of the property they will work to get as close as they can. Requires a minimum of 5% of the interior of the parking lot to be landscaped, there are proposed islands for landscaping and unsure if the projected plan will meet the 5%.

The Board asked about the septic concerns on the property, Mr. Garito noted they will have to seek guidance from the state for any septic treatment requirements and they will follow those guidelines. No cooking will happen on the premises.

Mr. Mike Monroe, Architect, was sworn and discussed the plans with night-time renderings and aesthetic elements that were introduced for the project. The focus for the architecture was to create a more aesthetic and beautified space; he opined he feels this is a great use for the space and will improve the look of the current building. Security lighting is proposed and would be comparable to bank and fire suppression, security and aligned with what you may see in a museum- more ambient lighting, less like a mall. The drainages projected will be managed with a containment system.

Mr. John Rea, professional traffic engineer and Manasquan resident, and noted the Board and Mr. Anfuso's concerns regarding parking. Mr. Rea noted that this type of use does not have a guideline. Intuitively he opined that 86 spaces would be adequate for 95% where maybe a larger event would dictate the need for a special parking plan. Mr. Rea estimates that peak traffic times on 34 will not be impacted by this project. Mr. Rea estimated about 65 interior seats and when looking at parking standards you would typically see 1 parking space for every 3 seats, however this would be a different consideration and estimates could be proposed for 1 space for every 2 seats and in those situations there is adequate parking. Mr. Rea closed his comments with noting the willingness to work with the Board for parking plans, both typical operations and special events.

Mr. Andrew Janiw, Colts Neck resident and Planner, this project needs the D1 variance due to not being a permitted use or recognized in the Master Plan. The Master Plan is very intentional with limiting the business area which this is in the area and B-1 zoning supports clubs, such as the existing racquet club in the area. Mr. Janiw this project focuses on repurposing a limited use property and aligns with the intent of zoning standards.

Mr. Pfleger noted no cigars, alcohol, or food will be sold at the site.

No public comment or questions.

The Board echoed that the idea is creative and supported however more information is needed and the applicant with their professionals should work to create a plan to answer the Board concerns and Mr. Anfuso's considerations from his letter dated 4.13.26. Mr. Garito will also need to update to the site plan to showcase the changes in the coverage proposed.

Carried to July 16th with no further noticing, applicant and their professionals will work to respond to the Board's concerns and Mr. Anfuso's considerations.

2. ZB2073 Brodetsky – Block 21.06, Lot 23 – 5 Hialeah Drive

Application to construct an addition to connect detached garage to main house in the A-1 zone. Variances are required to permit a front setback of 87' feet where 99' is required, side setbacks of 47' and 39' where 64' is required, rear setback of 29.29' where 65' is required, building coverage of 9% where 6.6% is max permitted, and total lot coverage of 24.5% where 20% is max permitted. Time to June 26, 2026.

Mr. Steib reviewed and approved service requirements.

Motion to accept application ZB2073

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

Mr. Steib introduced evidence.

Ms. Anna Brodetsky, owner and applicant, sworn and introduced her application as an addition to provide a living space for her elderly mother. The addition connects existing garage to main home with a focus on one-level for safety and independence with the coverage considerations the property naturally manages run-off and drains to a creek to the rear of the property in dedicated open space.

The Board noted the lot is undersized, however the coverages, both lot and building, is a problem and requested reconfiguration to reduce the request and work with applicant's architect to reduce the variance requests.

Carried to May 21st with no additional service required.

EXECUTIVE SESSION

None.

DISCUSSION

None.

MOTION TO ADJOURN

A motion was made at 10:26 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 April 16, 2026, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on May 21, 2026.

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