COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
April 16, 2026, 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 – December 11, 2025 & March 19, 2026

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.

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.

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.

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.

Administrative

None.

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 a permitted use. Time to May 31, 2026.

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.

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.

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.

Discussion

N/A

Executive Session

N/A

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be
May 21, 2026 at 7:00 pm
1 Veterans Way, Colts Neck Township