ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
MAY 21, 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, Buzzetta (arrived 7:10pm), Dnistrian, Maguire, Mahoney, Kornbluh, Yodakis
ABSENT:	Farrell, Nicoletta
ALSO PRESENT:	Tim Anfuso, PP; Michael Steib, Esq.

APPROVAL OF MINUTES:

1. Motion to approve April 16, 2026, meeting minutes:

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

RESOLUTIONS:

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

Memorialization of Resolution granting approval 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.

Motion to memorialize ZB2067 Resolution:

OFFER:	Kornbluh
SECOND:	Reisinger

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

Administrative

1. ZB2019 Laird Cultural Center: Block 35, Lots 12 + 12.01 – 3 Laird Road

Request for one-year extension of time retroactive extension of time to the approved variance for a Use Variance as well as Preliminary and Final Major Site Plan approval to renovate, repurpose, and restore a barn to create a cultural center, tasting room, and event space in the D Zone. The extension will commence retroactively beginning May 16, 2026, and expire on May 15, 2027.

Mr. Steve Caccavell of McOmber McOmber on behalf of the applicant requested a one-year extension. Mr. Anfuso noted that no elements have changed in relation to the ordinances or development regulations that would impact on the approval of an extension and the applicant has completed their conditions of approval with only inspection fees outstanding as they pursue financing.

Motion to approve one year extension for ZB2019:

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

2. ZB2027 Econumou: Block 29, Lot 11- 68 Bucks Mill Road

Request for second, one-year retroactive extension of time to the approved variance to construct a vestibule addition, enlarge the detached garage and convert it to a cabana, install an inground pool, retain patio, 4' fence and walkways in the AG Zone. Variances are required to allow a proposed pool front setback of 181' where 322' is required, a lot coverage of 14.85% where 13.10% currently exists and 10% is the maximum. The extension will commence retroactively on April 18, 2026 and expire April 17, 2027.

Mr. Anfuso noted the applicant was unable to be in attendance. This is the second one-year extension requested and Mr. Anfuso noted that no ordinance or revisions have been made that would impact the Board's original decision in consideration of the second request for a one year extension.

Motion to approve second request for one year extension for ZB2027:

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

ADMINISTRATIVE ITEMS:

None.

APPLICATIONS: Old Business

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

Application to construct a two-story single-family dwelling with basement, garage, porch, circular driveway consisting of asphalt/concrete/paver, an in-ground pool with a porous pool deck, cabana & storage building, a 6 ft high fence, porous walkway and retaining wall in the A-1 zone. Variances are required to permit a proposed front setback of 74.8' where 75' is required and proposed total lot coverage of 21.7% where 20% maximum is permitted. Time to June 30, 2026.

Mr. Steib noted this is a continuation hearing, introduced exhibits

A-9 Revised Site Development Plan dated 4.8.25, revised 4.29.26
A-10 Architectural Plans prepared by CFlores dated 1.15.26 revised 4.29.26
A-11 Revision report Mr. Mark Cifelli dated 4.30.26
A-12 Updated Zoning review from Timothy Anfuso 5.1.26

Mr. Dante Alfieri addressed the Board with revised plans which now seek two variances, one front yard setback of 74.8' and the total lot coverage of 21.7%. The revisions did reduce the building coverage variance and is now in compliance.

Mr. Cifelli, still under oath, recapped the revisions which were reductions of size to the front porch, garage, and a slight reduction for the building to be under the 6% coverage considerations. With those reductions the 90' rule is no longer applicable which reduced the setback to 75' where it was previously 78'.

Mr. Dnistrian asked what the lot coverage compliance limitations were stemming from. Mr. Cifelli noted he believes the driveway to the back garage and the lot configurations add difficulty to the lot development.

No public questions or comments.

Mr. Steib introduced additional exhibits.

Chairman Reisinger requested the Board to comment on the application.

The Board noted appreciation for the adjustments however noted the concern remains total lot coverage and believe revisions could happen to reduce the lot coverage.

Mr. Puterman, still under oath, noted multiple homes in the area are above the same considerations that this application is being denied. Mr. Alfieri and Mr. Cifelli believe that 7 of the 12 lots have over 20% coverage.

Mr. Alfieri requested a 5-minute recess and Mr. Reisinger granted that request.

Mr. Alfieri returned and requested to be carried to the next available meeting which Mr. Anfuso noted carrying to July 16, 2026. Mr. Alfieri granted an extension of time through August 30,

2026. Mr. Steib noted the application is being carried to July 16, 2026 and no further noticing is required.

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 rear setback of 30' where 43' is required and building coverage of 8% where 6.6% is max permitted. Time to June 26, 2026.

Mr. Steib noted this is a continuation hearing, introduced new exhibits

A-8 Architectural Site Plans elevation and Floor Plans prepared by Iamello Architecture Studio revised through 5.8.26
A-9 Updated Zoning review from Timothy Anfuso dated 4.30.26
A-10 Fire Council Report 5.7.2026
A-11 Health Officer Report 5.4.2026

Ms. Brodetsky, still under oath, spoke on the adjustments to the application which included reductions in each category of concern- lot coverage is now compliant, building coverage shrunk from 9% to 8% and that the smaller, undersized lot of record does add restrictions for any ADA suite addition, volume was reduced significantly, and the rear setback is a pre-existing condition.

The Board and Ms. Brodetsky discussed how the existing accessory structure (garage) proposed to convert into the living space for the addition has introduced the back setback for a principal structure where previously the accessory structure setback was compliant.

The Board shared opinions with the applicant and the applicant requested a vote.

Motion to approve revised application ZB2073:

OFFER:	Mahoney
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Buzzetta, Maguire, Mahoney, Yodakis
NEGATIVE:	Kornbluh

APPLICATIONS: New Business:

1. ZB2074 Deputy Ventures – Block 14, Lot 6 –260 Heyers Mill Road

Application to renovate existing single-family dwelling and construct a garage in the A-1 zone. Variances are required to permit a principal front setback of 2.6' where 75' is required and 1.5' exists, principal side setback of 14.6' where 50' is required and 17.5' exists, lot area of 22,261 sf where 88,000 sf is required, proposed lot frontage of zero feet where 300' is required, proposed lot width of 132' where 300' is required, proposed lot depth of 168' where 200' is required and the issuance of a Building Permit to a lot without frontage on a public street. Time to July 14, 2026.

Mr. Steib noted that the application was being carried to June 18th, 2026 as request from attorney and will be seeking new representation for the applicant with no further noticing would be required.

2. ZB2075 Catlaw — Block 7.21, Lot 6 – 15 Linden Place

Application to retain inground pool after two-story addition and rear porch is constructed in the A-2 zone. A variance is required to permit 7' of building separation where 20' is required and 7' exists. Time to July 17, 2026.

Mr. Steib noted service was in order.

Motion to accept application ZB2075:

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

Mr. Steib introduced exhibits:

A-1 Variance Application Michael Catlaw 3.17.26
A-2 Site Plan for inground plan with architectural elevations and floor plans prepared by Total Architecture 11.29.2025
A-3 Zoning Review by Planner Timothy Anfuso 3.20.26
A-4 Aerial Photograph of subject property
A-5 Fire Council Report 3.20.26
A-6 Board of Health Report 3.20.26

Paul Jamison, attorney for applicant, introduced applicant Michael Catlaw, owner who was sworn in and provided testimony.

Mr. Catlaw was questioned by Mr. Jamison with noting the conditions of the home being what they fell in love with and have since developed a strong tie to the neighborhood with other young families. Mr. Catlaw spoke to the pool being a key element of family and neighbor activity and that the conditions have not changed, the change to the home required seeking approval to keep the pool but he believes there are no negative impacts to the pool with the additions.

The Board and Mr. Catlaw discussed the home layout with a focus on no upstairs bedrooms overlooking the pool, the bedrooms are off the front and back of the house providing access points that do not interact with the pool or pool area. The conversation noted the separation of the pool to the building is 7' with additional limitations around the chimney area which could be as narrow as 4'. No access to the pool is offered from the front of the house and must be accessed from the rear into the fencing and gated area for the pool.

Mr. Timothy Anfuso, sworn, and noted the pool is preexisting non-conforming. The addition is to the rear and does not expand on any variances they are just maintaining existing setbacks. The applicant did post a performance guarantee to attempt to retain the pool.

Mr. Corey Fernandez, Summerville resident and NJ licensed architect, was sworn and credentials accepted by the Board. Mr. Fernandez reiterated pool setbacks are not changing, no bedrooms

overlook the pool from the upper levels, and that access to the pool is behind the backyard fence as well as a separate pool gated area and must be accessed through that gated area.

No members of the public were in attendance.

The Board spoke to a focus on safety and that the plans alleviate concerns where bedrooms could have been impacted fire fighting efforts with narrow separation distances.

The applicant requested a vote.

Motion to approve application ZB2075:

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

EXECUTIVE SESSION

None.

DISCUSSION

None.

MOTION TO ADJOURN

A motion was made at 8:31 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 May 21, 2026, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on June 18, 2026.

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