COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
May 21, 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 – April 16, 2026

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.

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.

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.

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.

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.

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.

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.

Discussion

N/A

Executive Session

N/A

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be June 18, 2026 at 7:00 pm
1 Veterans Way, Colts Neck Township