COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
June 18, 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 – May 21, 2026

Resolutions

1. ZB2019 Laird Cultural Center: Block 35, Lots 12 + 12.01 – 3 Laird Road
Memorialization of Resolution granting one-year retroactive extension of time to the approved 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- Distillery and Bottling Plant District 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
Memorialization of Resolution granting 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.

3. ZB2073 Brodetsky – Block 21.06, Lot 23 – 5 Hialeah Drive
Memorialization of Resolution granting permission 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.

4. ZB2075 Catlaw — Block 7.21, Lot 6 – 15 Linden Place
Memorialization of Resolution granting permission to retain inground pool after two-story addition and rear porch is constructed in the A-2 zone. A variance is required to permit a pool and building separation of 7' where 20' is required and 7' exists.

Administrative

1. ZB2005 – Santos-Costa - Block 13, Lot 38 – 21 Ann Street
Third Request for a one-year extension to the Variance approval to construct two additions and front porch to the existing single-family dwelling in the A-1 Zone. Variances are required to permit a front setback of 80' where 90' required and side

setbacks of 44.9’ and 50.3’ where 55’ required. The extension of time will commence retroactively on June 14, 2026, and expire June 13, 2027.

Old Business

None.

New Business

1. ZB2072 NJ American Water – Block 35, Lot 6.01 – 310 Swimming River Road
Application for Preliminary and Final Major Site Plan Approval as well as a Use Variance to construct a surge protection building in the A-3 zone. A Use Variance is required to deviate from the conditional use standard which requires a 50’ buffer. The proposed building contains a proposed side setback of 32’ and parking stalls contain a proposed side setback of 45’ where 50’ is required. Time to September 7, 2026.

2. ZB2077 Messina – Block 1, Lot 56 – 21 Glenwood Road
Application to construct inground pool, 88 sf patio, equipment and fence in the A-1 zone. Variances are required to permit a proposed pool side set back of 18.9 feet where 50 feet is required, proposed filter side set back of 10 feet where 50 feet is required, proposed pool and house separation of 14.3 feet where 20 feet is required, proposed lot coverage of 24.95% where 20% is max permitted. Time to July 29, 2026.

3. ZB2079 Whelan – Block 33, Lot 24 & 25 – 233 and 237 Route 537
Application to construct a single-family dwelling, inground pool, cabana, 4’ wall, and generator in the A-1 zone. Variances are required to allow a front yard setback of 57’ ehrtr 75’ is required, a pool front yard setback of 78’ where 100’ required, cabana/house separation of 13.8’ where 20’ is required, proposed cabana/pool separation of 5’ where 10’ is required, proposed cabana front setback of 96’ where 100’ is required, proposed fire pit front setback of 83’ where 100’ is required, fire pit and house separation of 12’ where 20’ is required, proposed fire pit and cabana separation of 10’ where 20’ is required, and proposed recreational vehicle parking in a front yard which is not permitted. Time to August 13, 2026.

4. ZB2078 Manziano – Block 48, Lot 36 – 261 State Route 34
Application for a use variance to amend special conditions No. 1 and No. 2 of the resolution of approval to application ZB344 to rent upstairs one-bedroom apartment to others and/or terminate the use of the apartment if 24-hour emergency veterinary service is no longer needed in B-1. Time to August 11, 2026.

5. 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.

Discussion

If Required.

Executive Session

If Required.

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be
July 16, 2026 at 7:00 pm
1 Veterans Way, Colts Neck Township