ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JUNE 18, 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, Mahoney, Nicoletta, Kornbluh, Yodakis
ABSENT:	Dnistrian, Maguire
ALSO PRESENT:	Tim Anfuso, PP; Michael Steib, Esq.

APPROVAL OF MINUTES:

1. Motion to approve May 21, 2026, meeting minutes:

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

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.

Motion to memorialize one year extension for ZB2019:

OFFER:	Buzzetta

SECOND: Kornbluh
AFFIRMATIVE: Reisinger, Buzzetta, Mahoney, Kornbluh, Yodakis
NEGATIVE: None

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.

Motion to memorialize second request for one year extension for ZB2027:
OFFER: Buzzetta
SECOND: Reisinger
AFFIRMATIVE: Reisinger, Buzzetta, Mahoney, Kornbluh, Yodakis
NEGATIVE: None

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.

Motion to memorialize resolution for ZB2073:
OFFER: Buzzetta
SECOND: Reisinger
AFFIRMATIVE: Reisinger, Buzzetta, Mahoney, Yodakis
NEGATIVE: None
ABSENT: Dnistrian

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.

Motion to memorialize resolution for ZB2075:
OFFER: Buzzetta
SECOND: Kornbluh
AFFIRMATIVE: Reisinger, Buzzetta, Mahoney, Kornbluh, Yodakis
NEGATIVE: None

ADMINISTRATIVE ITEMS:

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.

Mr. Anfuso, sworn, noted the applicant has been dealing with NJDEP since the resolution and the approval has not been granted yet. This is the third and final extension and if not completed in the year, the resolution will expire. There have been no changes to zoning or code that impact the request.

Motion to approve third request for a one-year extension for ZB2005:

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

APPLICATIONS: Old Business

None.

APPLICATIONS: 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.

Mr. Steib confirmed servicing was in order and asked the Board to accept the application.

Motion to accept application ZB2072:

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

Mr. Steib entered exhibits to the record

A-1 Variance Application with addendum 2.11.26
A-2 Zoning Board Resolution dated 7.18.2024
A-3 Service Gradient Surge Protection Improvements by GFT Allied 3.24.26
A-4 Report from T+M Associates 5.27.2026
A-5 Report from Fire Council 4.23.26
A-6 Report from Health Department 4.17.26
A-7 Report from Township Environmental Commission 6.5.2026
A-8 Report from Township Planner Tim Anfuso 6.4.26

A-9 Surge Supplement Plans prepared by Honor Engineering 3.24.2026
A-10 Aerial Photograph
A-11 Attorney response to Mr. Anfuso 6.17.26
A-12 Additional attorney response to T+M report 6.17.26

Mr. Niall O'Brien, Archer and Greiner attorney, on behalf of the applicant noted the application is for a water treatment and distribution facility which serves potable water to portions of Monmouth County. The conditional use standard they cannot meet is a 50' landscape easement/buffer around the property within the confines of the property and seeking relief from that standard. Historically the treatment plan has been before the board for other upgrades and updates both as required by the state and other bodies as well as updating equipment for efficiency.

Ms. Natalia Shimunova, Project Engineer and Red Bank resident, was sworn in for testimony. Ms. Shimunova noted that 36 million gallons per day are generated from this facility and that it serves over 330,000 people across residential and commercial properties. The plant was built in 1972 and over the course of time has required updates to the facility which have included supporting Colts Neck beautification elements to improve the property.

Ms. Shimunova spoke to proactive planning to improve facilities and that this project is proactive and not something reactive for emergency needs. There are approximately 8 employees on-site at the facility with each shift, with 24-hour operations, with no change to staffing from this project. This project is focused on pressure surge protection, this is not for lake surge but for events when loss of power impacts function which causes loss of pressure for residents in close proximity to the facility due to a backflow trigger in the systems. The surge tank construction will support loss of power pressure problems, protect equipment from potential damage with backflow issues, and bring the facility up to comparable facility design that now exist.

Board members asked if future projects might be anticipated in the next 2-3 years and if this upgrade was required. Ms. Shimunova noted that there are requirements subject to local, state, and federal requirements which are not always projected out and the project is not currently a required upgrade but a reflection of support for customer concerns with the pressure loss issues.

Mr. Brian Kavanagh, Swimming River Road resident, sworn and noted concern over chemical fall out. He asked the representatives if the nearby properties were protected by the facility's insurance, Mr. O'Brien noted that there is no coverage from the facility however the water company is fully insured and any damage caused by the facility would ultimately go through a claims process and be handled appropriately. Ms. Shimunova noted there are no chemicals on site that could possibly cause something like a chemical disaster fall out area., the chemicals on site are liquid and have containment plans. Mr. Kavanagh also noted concerns that the property may eventually consume the residential areas, which he would be opposed.

Mr. Steve Donahue, Senior Project Manager with GFT NJ licensed Engineer specializing in water distribution systems and Cherry Hill resident, sworn. Mr. Donahue spoke to the site considerations and referenced the site plans to allow the board and audience to orientate with an exhibit showing the location of the proposed surge tank building. Mr. Donahue spoke to no

additional DEP permits being required, only the standard construct to operate public water works facility process would be followed this project has no additional flood hazard concerns, only that it is located in the Riparian buffer zone. No stormwater permitting required and no anticipation of increase light pollution with the construction though the building faces a commercial building and not residential.

Mr. Tim Anfuso, Township Planner, was sworn and noted there was no concern for drainage impacts as the building is going onto already existing impervious surface.

The Board asked about a landscape plan since the side of the property where the project is planned is sparse. Mr. Donahue noted there is a transmission main leaving the site from that area which may limit potential but that they are open to working with recommendations for conifers and other recommended landscaping from Mr. Anfuso's letter.

Mr. Steven Hawk, Licensed and Professional Planner in NJ and Cherry Hill resident, sworn and has presented to the board previously. Mr. Hawk spoke to the current relief sought being minimal in that the project is not expanding or creating the issue, it is simply a site that requires variance regardless of project and that the surge tank does not require any further accommodation. He opined that this project is supported further in that it provides a community benefit of potable water for the area.

Mr. Steib asked if Mr. O'Brien and the applicant would accept any conditions from Glenn Gerken, Township Engineer and Mr. Anfuso. Mr. O'Brien noted they would not take exception to any conditions of approval discussed within the letters. Mr. Anfuso also noted there is a permit to construct from NJ DEP that should be obtained that he nor Glenn required that should be captured as a condition of approval.

No further comments or questions from the public were noted.

Mr. Farrell voiced concerns about lot development that could be attained due to the reservoir land counting in calculations. Mr. Anfuso added that there are riparion and freshwater wetland buffers that will limit the over-development. Mr. O'Brien also noted there would be further DEP requirements for any potential project that would create those conditions and have to go before this board again.

Motion to approve application ZB2072:

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

2. <u>ZB2077 Messina – Block 1, Lot 56 – 21 Glenwood Road</u>

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.

Mr. Steib confirmed service is in order and the Board has jurisdiction and will need to accept the application.

Motion to accept application ZB2077:

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

Mr. Steib noted exhibits received

A-1 Variance Application John P Messina Sr 3.30.26
A-2 Plot plan for inground pool, Morgan Engineering & Surveying 10.28.2025
A-3 Zoning Review Tim Anfuso 3.29.2026
A-4 Report from Fire Council 4.2.2026
A-5 Report from Board of Health 4.1.26
A-6 Aerial Photograph of property

Mr. John Messina the applicant and owner and Mr. Tim Anfuso were sworn.

Mr. Messina explained the layout of his property speaking to the space around his home that creates a limitation for pool installation. The home does back up to Christopher Street and is situated on the back of the property, the driveway is to the left of the home, septic to the right, and the front yard would also require a variance. The proposed pool is 14' x 20'.

No questions or comments from the public.

The Board spoke about the concern with a pool generating additional lot coverage as the home was already over 2% on coverage as currently exists. Mr. Messina spoke to a willingness to reduce pavers to eliminate coverage.

The Board deliberated with concerns on pool equipment so close to the back property line. Mr. Messina spoke to the topography of the land and that the end of Christopher Street is between 4'-5' elevation change with a retaining wall on his property which is lower than the properties on the other side.

The Board offered to split the difference between initial proposal and the 20% coverage which would be to allow 22.5% building coverage on the lot, Mr. Messina accepted and will work with his professionals to reduce his coverage and update plans in compliance with that 22.5% condition for lot coverage.

Motion to approve application ZB2077:

OFFER:	Farrell

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

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' where 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.

Mr. Steib noted that the applicant requested to carry to the July 16th meeting, servicing was in order and can be carried. The Board had no objections, Mr. Steib noted the application is carried to July 16th with no further servicing.

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.

Mr. Steib confirmed service is in order and the Board has jurisdiction and will need to accept the application.

Motion to accept application ZB2078:

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

Mr. Steib introduced exhibits into the record:

A-1 Use Variance resolution 4.16.1992
A-2 Existing conditions plan Two River Engineering, 5.30.2006 revised 3.21.2007
A-3 Floor plan with elevation drawings 4.28.1992
A-4 Survey, Morgan Engineering 4.6.2026
A-5 Zoning Review, Mr. Tim Anfuso 2.4.2026
A-6 Variance Application Rosemary Manziano 4.13.26
A-7 Report Tim Anfuso 5.30.26
A-8 Fire Report 4.23.26
A-9 Health Report 4.14.26

A-10 Aerial Photograph of subject property

Ms. Lisa Krenkel, Krenkel Krenkel Allenhurst, counsel/agent on behalf of applicant Rosemary Manziano, as well as Mr. David Krenkel, real estate attorney supporting the applicant. The property has been an animal clinic since the 1980s when the original approvals were given to allow the commercial use, in 1992 the apartment was allowed to support the clinic. Ms. Krenkel noted the issue they are facing is that the limitation on the apartment being rented solely for a veterinarian providing emergency services is hindering the sale.

Mr. Anfuso, sworn, noted that the existing apartment could be changed to commercial use, however there would be parking limitations in current setup where the Board would restrict medical and that the porches would not be considered usable square footage.

Mr. Krenkel was sworn and spoke to contracts that fell through given the restriction on the apartment being limited to a vet or emergency vet staff.

No comments or questions from the public.

The Board discussed and felt the applicant presented considerations to allow vacating the restriction for limitations on the apartment to be expanded beyond limiting the apartment to use by an emergency veterinarian or staff member support clinic. The Board considered requiring the apartment to participate with the Affordable Housing and ultimately felt that was too restrictive.

Ms. Krenkel requested a vote. Mr. Steib asked if the applicant would accept the technical recommendations in Mr. Anfuso's letter, excluding the affordable housing consideration, to which the applicant agreed.

Motion to approve application ZB2078:

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

5. <u>ZB2074 Deputy Ventures – Block 14, Lot 6 –260 Heyers Mill Road</u>

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 applicant requested to carry to the July 16th meeting, servicing was in order and can be carried. The Board had no objections, Mr. Steib noted the application is carried to July 16th with no further servicing.

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 8:42 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 June 18, 2026, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on July 16, 2026.

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