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

Resolutions

1. ZB2005 – Santos-Costa - Block 13, Lot 38 – 21 Ann Street
Memorialization of Resolution granting Third 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. The extension of time will commence retroactively on June 14, 2026, and expire June 13, 2027.

2. ZB2072 NJ American Water – Block 35, Lot 6.01 – 310 Swimming River Road
Memorialization of Resolution granting 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.

3. ZB2077 Messina – Block 1, Lot 56 – 21 Glenwood Road
Memorialization of Resolution granting permission 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 22.5% where 20% is max permitted.

4. ZB2078 Manziano – Block 48, Lot 36 – 261 State Route 34
Memorialization of Resolution granting 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.

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 August 31, 2026.

2. 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 August 31, 2026.

3. 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 August 31, 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 August 31, 2026.

2. 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.

3. ZB2080 Futerman – Block 17; Lot 10.13 – 6 Country Club Lane

Application to remove inground pool and install new inground pool (27' x 40') hot tub (8' x 10'), kitchen/bar pavilion (20' x 148'), cabana (32' x 60') and detached garage (25' x 28') in the AG zone. Variances are required to permit a pool cabana with first floor area of 2,230 sq ft where 1,200 sq ft is maximum permitted, pool cabana total floor area of 3,430 sq ft where 1,800 sq ft is maximum permitted, pool cabana volume of 34,000 sq ft where 20,000 is maximum permitted; kitchen/bar pavilion and hot tub separation of 6'

where 20’ is minimum permitted; hot tub and deck separation of 6’ where 20’ is minimum permitted. Time to September 16, 2026.

Discussion

If Required.

Executive Session

If Required.

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be August 20, 2026 at 7:00 pm
1 Veterans Way, Colts Neck Township