COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
August 20, 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 – July 16, 2026

Resolutions

1. ZB2065 Puterman – Block 34, Lot 16.16 – 54 Orchard Lane
Memorialization of Resolution dismissing the application without prejudice in the A-1 zone.

Administrative

None.

Old Business

1. 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 Ratio (FAR) of .221 proposed and .15 is max permitted at this time. Time to August 31, 2026.

New Business

1. 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 September 30, 2026.

2. ZB2082 Gumina - Block 46, Lot 1.38 – 13 Bretwood Drive North
Application to construct new front porch, garage addition, front patio, walkout basement modifications, rear porch, expanded rear terrace, fireplace, grill counter, lower rear patio,

18” sitting wall with 3’ columns and relocate shed in the AG zone. A variance is required to allow a front yard setback of 76’ where 81’ is required. Time to October 8, 2026.

Discussion

If Required.

Executive Session

If Required.

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be September 17, 2026 at 7:00 pm
1 Veterans Way, Colts Neck Township