COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
September 17, 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

Resolutions

1. **ZB2079 Whelan – Block 33, Lot 24 & 25 – 233 and 237 Route 537**
   Memorialization of Resolution granting permission 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 77' is required and a pool front yard setback of 78' where 100' required.

2. **ZB2082 Gumina - Block 46, Lot 1.38 – 13 Bretwood Drive North**
   Memorialization of Resolution granting permission 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.

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'x 40' 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 October 30, 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 Ratio (FAR) of .221 proposed and .15 is max permitted at this time. Time to October 31, 2026.

3. ZB2074 Deputy Ventures – Block 14, Lot 6 –260 Heyers Mill Road

Application to demolish existing single-family dwelling to construct a new single family dwelling in the A-1 zone. Variances are required to permit a principal front setback of 15.2' where 75' is required, side setback of 39' and 41' where 50' is required and 17.5' exist now, and 1.5' exists and proposed building coverage 7.3% where 6.6% is max permitted and 5.6% exists now, 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 October 31, 2026.

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

Application to retain 6' aluminum fence and construction of a pool cabana (20' x 60') and detached garage (25' x 28') in the AG zone. A variance is required to permit a 6' fence in the front yard where 4' is maximum permitted. Time to September 16, 2026.

New Business

None.

Discussion

If Required.

Executive Session

If Required.

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be October 15, 2026 at 7:00 pm
1 Veterans Way, Colts Neck Township