COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
October 15, 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 – August 20, 2026 & September 17, 2026

Resolutions

1. ZB2069 Corporate Drive Car Club - Block 31, Lot 7 – 430 Route 34
Memorialization of Resolution granting permission 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.

2. ZB2080 Futerman – Block 17; Lot 10.13 – 6 Country Club Lane
Memorialization of Resolution granting permission 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.

Administrative

1. Review 2027 Meeting Dates

February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027
October 21, 2027
November 18, 2027 (2nd Thursday is a holiday)
December 16, 2027 or December 9th for 2nd Thursday
January 20, 2028 Reorganization/Regular Meeting

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 November 30, 2026.

New Business

1. **ZB2081 Razilov – Block 22.05, Lot: 6 - 11 Parkwood Lane**

Application to construct a pool cabana 28' x 28' in the A-1 zone. Variances are required to permit a rear yard setback of 28.95' where 50' is required, building separation of 5.94' where 20' is required, and proposed volume of 14,000 cubic feet where 13,000 cubic feet is maximum permitted. Time to November 30, 2026.

2. **ZB2083 Holden – Block 7.20, Lot 2 – 64 Laurelwood Drive**

Application to construct an addition to existing garage for a third car bay, second story over the garage and covered porch in the A-2 zone. Variances are required to permit a front yard setback of 71.45' where 75' is required and building coverage of 8.1% where 6.5% is maximum permitted. Time to December 12, 2026.

3. **ZB2084 Zawstowski – Block 7.05, Lot 10 – 28 East Larchmont Drive**

Application to construct a second story addition above existing garage in the A-2 zone. Variances are required for proposed building separation of 18' where 20' is required and 18' currently exists in the A-2 zone. Time to December 10, 2026.

4. **ZB2085 Moll – Block 7.25, Lot 7 – 28 Mulberry Lane**

Application to install "A" frame dormers on the main roof and cover over front landing and steps (3' x 7') in the A-2 zone. Variances are required to permit a proposed front setback of 70' where 75' is required and 73.9' exists. Time to December 10, 2026.

Discussion

If Required.

Executive Session

If Required.

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be November 12, 2026 at 7:00 pm
1 Veterans Way, Colts Neck Township