ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
OCTOBER 15, 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, Dnistrian, Nicoletta, Kornbluh, Yodakis
ABSENT:	Maguire
ALSO PRESENT:	Tim Anfuso; Mike Steib, Esq.

APPROVAL OF MINUTES:

Motion to memorialize August 20, 2026, minutes:

OFFER:	Buzzetta
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Kornbluh
NEGATIVE:	None

Motion to memorialize September 17, 2026, minutes:

OFFER:	Reisinger
SECOND:	Yodakis
AFFIRMATIVE:	Reisinger, Dnistrian, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None

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.

Motion to memorialize ZB2069:

OFFER:	Dnistrian
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Dnistrian, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None

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.

Motion to memorialize ZB2080:

OFFER:	Kornbluh
SECOND:	Reisinger
AFFIRMATIVE:	Reisinger, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None

ADMINISTRATIVE ITEMS:

2027 Meeting Dates discussed. February 18, 2027, and March 18, 2027

Mr. Anfuso noted the January meeting was already adopted during the years reorganization meeting, however additional dates are needed as applicants are being assigned into January. The Board noted no concerns with February 18th, 2027, and March 18th, 2027, and Mr. Anfuso stated the Board would officially memorialize dates during the reorganization meeting on January 21, 2027.

APPLICATIONS: 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.

Mr. Plocker applicant's counsel acknowledged the length of the consideration for this application's processing and thanked the Board. The applicant re-noticed and as a result the applicant is currently in discussions with Brandywine for a support agreement to facilitate parking; however, there is no official agreement at this time. Mr. Plocker did note the application

has been amended, and Mr. AJ Garito will be testifying to the changes and the relief being asked of the Board is specific to September and October.
Mr. Garito, still under oath, the current ask is for a covered patio in the center of the property and re-striping of 3 spots toward the dumpster to make 43 total parking spots on the property where 102 are required. Mr. Anfuso, still under oath, noted that the current approval is 64 seats and occupancy of 75 people were approved total for the brewery both inside and outside to include staff from 2021.

Mr. Phil Petracca, still under oath, requested the patio remain and future pavilion construction. Mr. Garito referred to A-21 a set of 6 pictures which showed the creation of the 3 spots, the pavilion plans, and the correction of encroachments over near Delicious Orchards with all gravel removed and sod placed. Mr. Petracca noted the request is to keep the patio and seek pavilion construction approval as well as a parking waiver or consideration for September and October.

Mr. Anfuso asked for clarification of number of seats on the property, Mr. Petracca noted 150 seats are on the property and what is being requested to continue. Mr. Garito, based on 150 patrons there are 43 existing parking stalls and 87 are required so 44 spots are needed for variance relief. Mr. Anfuso noted that the occupancy is the next conversation. For 10 months 62 seats 43 parking and 75 patrons are fine, however, for September and October, seats to 150, with that, what is the proposed occupancy? Mr. Petracca noted occupancy to 300 for those two months noted. Mr. Anfuso noted if you work from the assumption of 3 people per car and 300 occupancy that's a need for 100 parking spaces.

Mr. Garito estimates 45 spaces are available along Trump Boulevard and Professional Circle. Mr. Petracca spoke to the distillery's parking needs being night use and Source utilizes early afternoons.

Public comments or questions for Mr. Garito, none were noted.

Public comments or questions for Mr. Petracca, none were noted.

Public comments or questions for the applicant.

Lisa Aldridge, Orchard Lane resident, sworn, noted she supports the business and that it is a community spot including young families from all over the state and that the town needs small businesses.

Tom Orgo, Heyers Mill Rd resident, sworn, noted concerns that the meetings have continued and that the business has outgrown its spot and as such the business should be working to follow the rules.

Mr. Yodakis asked if Mr. Petracca would be utilizing the valet services for parking. Mr. Petracca noted they would support as a condition of approval.

Ms. Melissa Umans, Mulberry Lane resident, sworn, supports the business and enjoys Source and staff.

Mr. Mark Skok, Muhlenbrink Road resident, sworn, supports the business especially as a family with children and the town needs areas for community where children can safely be.

Mr. Kornbluh asked what would be different in August and November if the relief is only sought for September and October. Mr. Petracca noted Adirondack chairs can be easily removed and stored, and the patio area can be roped off when it is not the relief months.

Chairman Reisinger asked how occupancy would be enforced if 300 was permitted. Mr. Petracca noted the inside is strictly enforced, staff count people and they take safety seriously and would manage appropriately.

Mr. Farrell noted this business has evolved and is a destination for these peak months, the concern is that there is no definitive plan with Brandywine and that a firm plan would be easier to move through for review.

Mr. Dnistrian is inclined to support the business, having an agreement for parking support will be an easier decision for confidence that the ordinances and guidelines will be respected. The history of non-compliance is of concern with areas being remedied with correcting encroachments which were placed without permission. Mr. Dnistrian hopes there is a path forward to navigate both the Board's responsibility to the town and supporting the business.

Board members shared sentiments and Mr. Kornbluh noted concern over setting a precedent for using public parking as a reason to accept an application.

Chairman Reisinger noted there are hesitations to ask for a vote on the application knowing there are potential remedies in the works. Mr. Farrell noted the plan for dedicated parking should be a longer-term solution and not just a temporary fix.

Mr. Plocker did note negotiations are active and in movement and understands the Board's needs for a plan. To answer Mr. Kornbluh's concerns Mr. Plocker noted understanding of his concern and spoke to those spots not being a given but a consideration of overflow spots available for consideration during these higher traffic months. Mr. Plocker noted communications are regular and progressing.

The Board agreed that accepting another allowance of time to continue the process into December. Mr. Anfuso noted if Brandywine consents there needs to be an amended application, owner consent, and renoticing for the updated application.

Mr. Steib noted the application is being carried to December 10, 2026 and if an amended application is brought forth new noticing will go out.

APPLICATIONS: 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.

Mr. Steib reviewed and noted that service was in order and the Board has jurisdiction to accept the application.

Motion to accept application ZB2081 Razilov:

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

A-1 Zoning Review by Tim Anfuso 5.29.2026
A-2 Variance Application from Stanislav Rasilov, 3.24.26
A-3 Variance Plan, Two River Engineering 3.24.26
A-4 Architectural Plans by Parallel Architectural Group 1.2.26
A-5 Aerial Photo
A-6 Report Board of Health 6.2.26
A-7 Report Fire Council 6.5.26

Mr. Dante Alfieri, applicant's counsel, the application is proposing to demolish the existing cabana and construct a smaller cabana in similar area. Mr. Garito, a licensed engineer, will be testifying.

Mr. AJ Garito, NJ Licensed Engineer, the cabana was built without permits and prior applications were unsuccessful to receive variances. The application has been amended to reflect a smaller cabana 802 sf and the removal of the existing structure. The building was adjusted to eliminate the cubic feet volume variance request. Mr. Garito introduced A-8, set of pictures showing the cabana.

Mr. Garito noted there are no bedrooms in the main house above the closest proximity point to the cabana. Mr. Garito highlighted the property layout and noted it is possible to place the cabana in an area that would not require a variance however the usability of the cabana flows with the house.

Board members noted that with the cabana proposal including existing being demolished and rebuilding a new structure, there are avenues to shift the cabana in location to have a more compliant location in terms of variance request and primarily concerns are the building separation.

An extension of time through February 28, 2027 was discussed.

Mr. Steib noted the application is being carried to January 21, 2027, with no further noticing required.

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.

Mr. Steib reviewed and noted that service was in order and the Board has jurisdiction to accept the application.

Motion to accept application ZB2083 Holden:

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

A-1 Zoning Review by Tim Anfuso 5.24.26
A-2 Variance Application Michael and Emily Holden 6.26.26
A-3 Architectural site plan with elevation and floor plan Weltz Molinari 6.19.26
A-4 Zoning Review by Tim Anfuso 7.22.26
A-5 Boundary and Topographic Survey by Morgan Engineering and Surveying 1.22.26
A-6 Aerial Photograph
A-7 Report Fire Council 8.7.26
A-8 Report Health 8.4.26

Mr. John Sarto, attorney for applicant, noted one witness would be speaking Jeff Weltz, licensed NJ architect, Mr. Steib swore Mr. Weltz in for testimony.

Mr. Weltz introduced additional evidence, A-9 Multiple Photographs of Subject Property and Tax Map 10.13.2026. The application is proposing to cover the front porch, add a 3rd garage bay and add a second story over the garage to create a master suite. A-10 A Rendering from Weltz Molinari of the proposed additions. Mr. Weltz opined that the request does not make an overbearing change to the home.

Mr. Sarto noted the front yard setback variance is needed to cover the front porch steps and does not expand the step area. He further noted that the calculations were incorrect on first plans where the 8.1% building coverage should be 8%. Mr. Anfuso asked how there was a shift if no change in plan to which Mr. Sarto noted it was a calculation error.

Mr. Sarto further noted the house is 28' in height where the height permitted is up to 35' to support the addition by noting the structure is not as imposing as it could be with the height, even with the addition request. Mr. Sarto opined that the impacts were minimal in consideration of the deviations.

Chairman Reisinger opened for comments, none were noted.

Chairman Reisinger noted his concerns are the coverage, the ordinance is there for open air and space, and this is too much for his comfort and historically for the Board the ask is too high. He further noted that the request for the covered front porch is something he feels is a reasonable ask and would support that portion of the application. The Board agreed with the Chairman's statements.

Chairman Reisinger asked if the applicant would like a vote or consider a revision to the request. Mr. Sarto spoke with the applicant during a brief recess, and the client is seeking to move forward with only the covered front porch portion of the application and withdraw the 3rd bay and addition from the current request. Mr. Steib noted that is fine, Mr. Anfuso commented that new plans are required to reflect only the covered porch.

The Board supported the porch request only which requires a variance for the front yard setback of 71.45' where 75' is required.

Mr. Sarto requested a vote.

Motion to accept application ZB2083 Holden:

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

3. <u>ZB2084 Zawistowski – Block 7.05, Lot 10 – 28 East Larchmont Drive</u>

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.

Mr. Steib reviewed and noted that service was in order and the Board has jurisdiction to accept the application.

Motion to accept application ZB2084 Zawistowski:

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

A-1 Zoning Review, Tim Anfuso 6.25.26
A-2 Variance Application Andrew Zawistowski 8.3.26
A-3 Survey, ELS Surveying LLC 8.30.23

A-4 Architectural Elevations and Floor Plans prepared my Iamello Architectural Studio LLC 6.16.26
A-5 Aerial undated
A-6 Report from Fire Council 8.7.26
A-7 Report from Health 8.4.26

Mr. Steib swore in Mr. Andrew Zawistowski, applicant and homeowner, and noted Mr. Tim Anfuso understands he is still under oath. Mr. Zawistowski is seeking to renovate the home, redoing windows, roof, and siding and with the request to construct a second story there is an existing 18' separation that is going to continue with the renovation and addition but does not exacerbate certain conditions.

Chairman asked Board for any questions, asked the public for any comments or questions- none noted.

Chairman Reisinger asked for confirmation that no cantilevering and nothing projecting past and keeping the foundation as it is. Mr. Zawistowski confirmed and noted if anything the addition improves the distance by a soffit removal at the first floor.

The Board had no further comments or questions. Mr. Zawistowski asked for a vote.

Motion to approve application ZB2084 Zawistowski:

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

4. <u>ZB2085 Moll – Block 7.25, Lot 7 – 28 Mulberry Lane</u>

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.

Mr. Steib reviewed and noted that service was in order and the Board has jurisdiction to accept the application.

Motion to accept application ZB2085 Moll:

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

A-1 Zoning Review, Tim Anfuso 8.6.26

A-2 Variance Application, 8.6.26 Amy Moll
A-3 Survey Map and Topography East Coast Engineering Inc 11.13.24
A-4 Architectural Elevation Renderings Architecture Group PC 7.1.26
A-5 Aerial Photograph undated
A-6 Fire Council Report 8.18.26
A-7 Health Report 8.13.26

Mr. Jim Burke, Lakewood resident and licensed contractor in NJ for the applicant, Mr. Michael Moll and Mr. Tim Anfuso were sworn in. The Board accepted Mr. Burke's credentials and Mr. Moll called Mr. Burke to speak to the application.

Mr. Burke noted the request is to extend an A-Frame over the front door as it is currently uncovered and due to the existing front setback of 73.9' where 75' is required. The coverage would only be over the existing porch and adding dormers which will not require a variance.

Mr. Anfuso noted the proposed addition on the plan requests would be a future variance and with this addition not being sought, Mr. Anfuso needs to have only the dormers and the cover shown without the addition on the plans.

The Board nor public had comments or questions, Mr. Moll requested a vote.

Motion to approve application ZB2085 Moll:

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

EXECUTIVE SESSION

None.

DISCUSSION

Ms. Buzzetta asked if agendas could be reworked to push simpler applications to earlier review so that applications with minimal expected testimony and historical positive approvals could go before the larger asks. Mr. Anfuso noted the Board has ultimate say on order of applications.

Chairman Reisinger noted that Mr. Mahoney has resigned from the Board and will no longer be in attendance.

MOTION TO ADJOURN

A motion was made at 9:22 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 September 17, 2026, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on November 12, 2026.

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