COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
November 12, 2026, at 7:00 pm
2 Veterans Way, Colts Neck Township Lower Level Colts Neck Library

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Call to Order
Sunshine Law Notice
Salute to the Flag
Roll Call
Excused Absence Poll
Meeting Minutes – October 15, 2026

Resolutions

1. ZB2083 Holden – Block 7.20, Lot 2 – 64 Laurelwood Drive
Memorialization of Resolution granting permission to construct covered porch in the A-2 zone. Variances are required to permit a front yard setback of 71.45' where 75' is maximum permitted.

2. ZB2084 Zawistowski – Block 7.05, Lot 10 – 28 East Larchmont Drive
Memorialization of Resolution granting permission 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.

3. ZB2085 Moll – Block 7.25, Lot 7 – 28 Mulberry Lane
Memorialization of Resolution granting permission 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.

Administrative

None.

Old Business

1. 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. If determined by the Board the applicant seeks a use variance pursuant to N.J.S.A. 40-55D.70d to permit two principal uses (house and driveway servicing Lot G) on Lot3. Time to December 31, 2026.

New Business

1. ZB2087 Staniforth – Block 50, Lot 6 – 48 Obre Road

Application to remove wooden deck and construct a screened porch and raised terrace in the A-1 zone. Variances are required to permit a front setback of 71' where 97' is required and 71' exists now and side setback of 51.9' where 72' is required and 52' exists now. Time to January 1, 2027.

2. ZB2089 Feinberg – Block 23, Lot 34 – 166 Montrose Road

Application to construct second story addition over attached garage and rear porch in the A-1 zone. Variances are required to permit a side deck setback of 31' where 50' is required, 42' exists now, and a rear deck setback of 34' where 50' is required and 38' exists now and a second story over garage rear setback of 38 'where 50' is required. Time to January 13, 2027.

3. ZB2088 Marrazzo – Block 7.30, Lot 6.01 - 17 Windsor Place

Application to remove detached garage to construct a two-story addition with breezeway in the A-1 zone. Variances are required to permit a front yard setback of 75' where 101.85' is required and a side setback of 56.42' where 76.85' is required. Time to January 20, 2027.

Discussion

Review Annual Report.

Executive Session

If Required.

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be December 10, 2026, at 7:00 pm
1 Veterans Way, Colts Neck Township