LEGAL NOTICE

PLEASE TAKE NOTICE that the Colts Neck Township Zoning Board of Adjustment is relocating its regular meeting scheduled for Thursday, November 12, 2026, to the lower level of the library located at 2 Veterans Way Colts Neck, New Jersey. The meeting will commence at 7:00 p.m.

Known Agenda Items:

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 Zawstowski – 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.

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. 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 set back 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 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 -

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.

Timothy Anfuso, P.P.
Township Planner