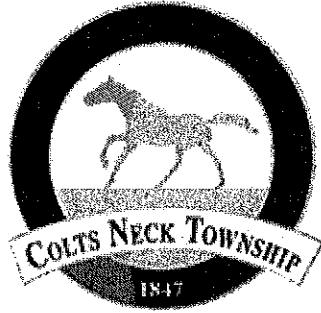




LEGAL NOTICE

PLEASE TAKE NOTICE that on July 16, 2026, action was taken by the Zoning Board of Adjustment of Colts Neck Township on the following:

- Approval of the June 18, 2026, Meeting Minutes.
- **ZB2005 – Santos-Costa - Block 13, Lot 38 – 21 Ann Street**
Memorialization of Resolution granting Third one-year extension to the Variance approval to construct two additions and front porch to the existing single-family dwelling in the A-1 Zone. The extension of time will commence retroactively on June 14, 2026, and expire June 13, 2027.
- **ZB2072 NJ American Water – Block 35, Lot 6.01 – 310 Swimming River Road**
Memorialization of Resolution granting Preliminary and Final Major Site Plan Approval as well as a Use Variance to construct a surge protection building in the A-3 zone. A Use Variance is required to deviate from the conditional use standard which requires a 50' buffer. The proposed building contains a proposed side setback of 32' and parking stalls contain a proposed side setback of 45' where 50' is required.
- **ZB2077 Messina – Block 1, Lot 56 – 21 Glenwood Road**
Memorialization of Resolution granting permission to construct inground pool, 88 sf patio, equipment and fence in the A-1 zone. Variances are required to permit a proposed pool side set back of 18.9 feet where 50 feet is required, proposed filter side set back of 10 feet where 50 feet is required, proposed pool and house separation of 14.3 feet where 20 feet is required, proposed lot coverage of 22.5% where 20% is max permitted.
- **ZB2078 Manziano – Block 48, Lot 36 – 261 State Route 34**
Memorialization of Resolution granting a Use Variance to amend Special Conditions No. 1 and No. 2 of the resolution of approval to application ZB344 to rent upstairs one-bedroom apartment to others and/or terminate the use of the apartment if 24-hour emergency veterinary service is no longer needed in B-1.

The Documents of the Board have been filed in the Office of the Board and are available for inspection.

Timothy Anfuso, P.P.
Township Planner