TOWNSHIP OF COLTS NECK
PLANNING BOARD
MEETING MINUTES
JANUARY 13, 2026 AT 7:00 P.M.

Mr. Corsi called the meeting to order by reading the following statement: "As Presiding Officer of the Colts Neck Planning 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 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:	Corsi, Viola, Buzzetta, Lutkewitte, Sullivan, Stivala, Montalvo, Caswell, Lesbirel, Taylor
ABSENT:	Taeschler
ALSO PRESENT:	Michael Steib, Esq.; Timothy Anfuso, PP; Glenn Gerken

REORGANIZATION

I. Nominations:

Motion to appoint George Corsi as Planning Board Chairman:

OFFER:	Lutkewitte
SECOND:	Stivala
AFFIRMATIVE:	Corsi, Viola, Buzzetta, Lutkewitte, Sullivan, Stivala, Montalvo, Caswell, Lesbirel, Taylor
NEGATIVE:	None.

Motion to appoint Robert Lutkewitte as Planning Board Vice Chairman:

OFFER:	Sullivan
SECOND:	Viola
AFFIRMATIVE:	Corsi, Viola, Buzzetta, Lutkewitte, Sullivan, Stivala, Montalvo, Caswell, Lesbirel, Taylor
NEGATIVE:	None.

Motion to appoint Krista Hill-Kane Planning Board Secretary:

OFFER:	Lutkewitte
SECOND:	Viola

OFFER:	Lutkewitte
SECOND:	Corsi
AFFIRMATIVE:	Tobia, Torchia Buss; Corsi; Lutkewitte; Sullivan; Taeschler; Viola; Stivala, Visci, Montalvo
NEGATIVE:	None

NEW BUSINESS

None.

OLD BUSINESS

1. **PB770 Notaro Construction – 9 Heyers Mill Rd – Block 30, Lot 18.02**
   Application for Preliminary and Final Major Site Plan approval to construct an 8,550 square foot commercial building in the B-3 Zone. Time to January 20, 2026.

Mr. Steib noted a continuation of previous hearing. Additional exhibits introduced:

A15 Second Engineering Review, Glenn Gerken 1/7/2026
A16 Preliminary and Final Site Plan, Two River Engineering dated 6/1/2025 revised through 12/15/2025
A17 Architectural Plan, Michael J. Monroe dated 4/22/2025
A18 Planner Report, Tim Anfuso dated 1/8/2026

Mr. Dante Alfieri noted Board and Public Comment were considered and modifications have been made that now allows for a site plan requiring no variances nor design waivers and is a fully conforming proposal.

Chairman Corsi asked if the applicant has considered changing the application to a residential application as opposed to commercial.

Mr. AJ Garito was previously sworn and remains under oath. Mr. Garito noted they reworked the original application from requiring 4 variances and 1 design waiver to eliminate all of the considerations. Mr. Garito noted a new exhibit.

A19 Landscape Plan dated 6/1/2025 revised 12/15/2025

Mr. Garito noted the previous variance requests and their revised solutions leaving an application with no variances or design waivers needed. Mr. Garito noted the revised landscaping plan, lighting plan, and also noted that the Township Engineer Glenn Gerken no longer had any concerns or notations and that Mr. Anfuso's comments are now minor. The element that is outstanding would be meeting with the Fire Department for confirmation that fire fighting abilities are not impeded by the site plan.

The Board asked about the dumpster to confirm it would be able to be picked up easily and also aesthetically not

Mr. Viola asked about operational hours for business district, Mr. Anfuso noted he believed there is a 11pm-5am restriction for operations as the dark period. Mr. Alfieri noted they would restrict hours and fall within an 8am-8pm operational plan and that the lighting plan could follow similar timing to reduce light pollution with only security lighting present for the "dark" periods.

Mr. Lesbirel asked where the mechanical units were located, Mr. Garito noted between the building and buffer and that no lighting is proposed on the back of the building.

Mr. Alfieri noted there are currently no proposed tenants for retail/office space and there wont be medical use for this site given the parking available.

Mr. Anfuso reviewed his letter and noted that Mr. Garito and Mr. Monroe worked to address his concerns. There are additional notations that Mr. Anfuso provided Mr. Monroe that have not been captured on the plans yet: use of masonry stucco, providing projecting cornice and corner boards/quoins, providing window surrounds, providing store front entrance cornice, transoms and recessed entry. When Mr. Monroe completes this the architectural plan will be completely compliant.

Mr. Gerken noted the changes in the architectural plans and that the changes are of benefit to the aesthetic of the plan and that all the shifts of the location and placement of the plan are of positive impact.

Mr. Viola noted concerns that there are no landscaping plans around the west side of the property, Mr. Garito noted there are limitations because of the disposal field. Mr. Anfuso noted a fence could be considered, Mr. Garito noted a fence could be considered if needed. He opined the lot adjacent is also a commercial lot.

Mr. Monroe was called to discuss the changes to the plans. Exhibit entered:

A20 Architectural Plans with a day and night rendering, Michael Monroe dated January 13, 2026. Mr. Monroe walked through the changes to the plan to include roofline lowering, trims, awnings, and offsetting the different units to create dimension. He spoke to the mechanical units being placed against the building, no currently planned generators, and minimum lighting for the night plans as noted on the renderings.

Mr. Corsi asked what would happen if one party was interested in using the entire building space. Mr. Monroe noted this was being discussed as flex space however the walls are being proposed as permanent walls and is speaking more to boutique locations and less something for a larger operational space so it could be modified however it is not designed in that way. Mr. Monroe also noted after prompting that the second-floor windows are aesthetic in nature.

Chairman Corsi asked Mr. Anfuso about traffic study thoughts and another board member noted the impacts for the left turn on 537 onto Heyers Mill during the restricted hours. Mr. Anfuso noted the center would have nominal impact and that the traffic study would most likely not

return reporting that would give the Board information to act on however a traffic engineer may review for restricting hours of turns into or out of similar to 537 and Heyers Mill Road.

Chairman Corsi noted no additional Board comments or questions for the applicant's team and the floor was opened for comment from the public.

Mary Pahira, Colts Neck General Store operator has concerns with aesthetic elements including the stucco, the height of the roof and the upper area windows. Ms. Pahira owns lot 15 which is nearest to the proposed disposal field and she noted concern of the negative impact of that. She hopes that the applicant considers houses.

Mr. Corsi asked Ms. Pahira what her preference to buffering that disposal field to which she noted green giants and prefers that to a fence. The Board reiterated that you could not plant on the disposal field.

Anthony Lucchese, New Street resident, noted drainage concerns. Mr. Luchesse is concerned with introducing a commerical spot into the mix and Heyers Mill and New Street are already experieincing issues with traffic.

Michael Bonacci, Millbrook Lane resident, said traffic is the biggest concern, and that turning that lot into two rlots would be a better concession.

Anthony Ursino, Joshua Huddy resident, concerned that the initial subdivision to make the lot commercial is a problem. Trying to get onto 537 from Heyers Mill is already problematic and turning left into Heyers Mill is almost impossible. He noted an easement for the home on 537 to the commercial lot to reduce the Heyers Mill traffic could be beneficial. Adding a hazard light at the intersection to Heyers and 537 that area could be beneficial as well.

Victa McKenzie, Village Lane Resident, the historical integrity of the neighborhood is at risk with the development as proposed. New Street and Village Lane during school hours are already challenged, adding additional commercial traffic will continue to degrade the safety and create additional traffic nuisances. Ms. McKenzie noted the empty spots throughout the town and specifically noted with those considerations, this proposal does not fit the area.

Cynthia Robus, New Street resident, the houses are small in the development and this proposal will further dwarf their homes. The traffic on 537 with Livana development will also need to be considered and that the traffic should be a consideration.

Megan, Heyers Mill Road resident, concerns about the bus safety for children and that currently the restrictions are only in the AM with no restrictions for PM school traffic and drop offs.

Ellen Karl, Georgetown Road resident, the historic district does not fit the proposal for a commercial building. The traffic and cut throughs are already concerning, and as traffic on 537 increases it will feed more traffic to cut through leading to safety issues.

Cynthia Lucchesse, New Street Road, echoed concerns on traffic, historic aesthetic being changed with proposal, light polution and supports a residential change of the application.

Josh Turner, Route 537 resident, noted he echoes all concerns except for the proposal to use his property to create an easement to access the site. Mr. Turner noted there is nothing that actually restricts the unit from becoming a high-traffic area like a Dunkin Donuts and requested restrictions for something along those lines. Supportive of changing to residential.

Mr. Turner noted the landscaping plan was of concern to him still and he noted berms to restrict sound may be helpful.. The lighting plan was discussed where Mr. Garito mentioned LED and that there is 0 projected impact of the lighting onto his property and that the proposed fixtures have caps and the lights shine straight down.

Ralph Stoney Creek Lane Resident, traffic lights are ultimately going to become necessary in this area of 537. Reducing the street speeds and patrolling more to enforce the resitrctions and though he has no objections for commercial development he would also support a residential plan. He noted that Ms. Pahira could also provide her own buffer on her property if she is concerned about the view.

Donna Otten, New Street Resident, furthered the concerns of traffic safety and uncertainty of impact to the area with a commercial building.

Public comments were closed.

Mr. Aflieri noted appreciation for the Board and the public, discussion was had that currently with the new board members an extension is needed to move through March 31 2026 which Mr. Alfieri agreed to. Mr. Steib noted the application would be carried to February 10, 2026 with no further notice requirements.

Mr. Anfuso noted the applicant could meet with the Fire Department to address the issues on planning a fire response to the building and Mr. Garito confirmed best practice to utilize

MOTION TO ADJOURN

A motion to adjourn was made at 8:54 pm and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on January 13, 2026, adopted by the Planning Board of Colts Neck Township at its meeting held on February 10, 2026.

Krista A. Hill-Kane, Secretary
Planning Board of
Colts Neck Township