PLANNING BOARD
MEETING MINUTES
DECEMBER 9, 2025 AT 7:00 P.M.

Mr. Tobia 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:	Tobia, Torchia Buss, Corsi, Lutkewitte, Sullivan, Taeschler, Viola, Stivala, Visci, Montalvo
ABSENT:	None.
ALSO PRESENT:	Michael Steib, Esq.; Timothy Anfuso, PP

APPROVAL OF MINUTES:

Motion to approve the September 9, 2025, Meeting Minutes:

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

GENERAL PUBLIC COMMENT (Non-Agenda Items):

None.

RESOLUTIONS

None.

ADMINSTRATIVE

1. **2025 Comprehensive Farmland Preservation Element of the Master Plan Public Hearing and Discussion.**

   Mr. Anfuso began his discussion by noting the need to readopt a Farmland Preservation Plan every 10 years with the State Agriculture Development Committee's approval to receive funding. Mr. Anfuso prepped and sent the report in 2023 and received minor comments with approval in September of 2025.

   Mr. Anfuso covered a PowerPoint with highlights from the report, including:

   - Colts Neck Township Farmland: to note the largest drop from 1960 to 1969 and subsequent years declined at a slower rate.
   - Existing Farmland Inventory: comparison of preservations versus what is registered as Farmland Assessed through the time of report in 2023.
   - Farms by Size: biggest drop was between the smaller farms under 10 acres, dropping between 2007 to 2022. Mr. Anfuso opined that this drop could reflect the laws which tightened regulations that made previously eligible farmland no longer eligible.
   - Trends in Agriculture Production: each year statements are required for the Farmland Assessment process and this information flows from those responses.
   - Innovative Planning Techniques: Reflection of areas preserved within Colts Neck.
   - Deed Restricted Land Lot Size Averaging Developments: A capture of total applications preserved.
   - Price of Development Rights: Average cost of development easement is around $30,000 AG and $55,000 in the A-1 zone with two specifically as outliers with Hammond in 2008 at $91,000 an acre in A-1 and Purdey 2006 $62,000 an acre in AG.
   - Monmouth County Agricultural Development Areas: These notations show the Monmouth County plan then we incorporate their plans to help the process.
   - Farmland Preservation Program Funding Expanded by Source: 30 million broken down: State 18.9 million, County 6.2 million, Municipality 4.4 million, Nonprofit .5 million across a total acreage of 1,058.99.
   - Farmland Preserved Properties. Map showing what the funding listed from the previous slide showcased.
   - Colts Neck Target Farms List: Highlighting 623 acres.
   - Colts Neck Target Farms Map.

Mr. Anfuso opened to questions, no comments or questions. No public comments or questions.

Motion to approve and memorialize the Resolution for the 2025 Comprehensive Farmland Preservation Element of the Master Plan:

OFFER: Lutkewitte
SECOND: Corsi

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

2. 2026 Meeting Dates

Mr. Anfuso introduced the proposed dates for 2026, noting the dates reflect the second Tuesday of each month with no holidays interfering with the proposed calendar. The dates will be discussed and adopted formally at the Reorg meeting January 13, 2026.

NEW BUSINESS

None.

OLD BUSINESS

None.

Chairman Tobia thanked the Board Members for the professional nature of the Board and wished the Board luck. He looks forward to serving with the Township Committee moving forward and also extended wishes for a happy holiday season.

MOTION TO ADJOURN

A motion to adjourn was made at 8:26 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 November 18, 2025, adopted by the Planning Board of Colts Neck Township at its meeting held on January 13, 2026.

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