PLANNING BOARD
MEETING MINUTES
NOVEMBER 18, 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, Corsi, Lutkewitte, Taeschler, Viola, Stivala

ABSENT: Torchia Buss, Sullivan, Visci, Montalvo

ALSO PRESENT: Michael Steib, Esq.; Timothy Anfuso, PP

APPROVAL OF MINUTES:

None.

GENERAL PUBLIC COMMENT (Non-Agenda Items):

None.

RESOLUTIONS

1. **PB769 Zefferino – 785 Route 34 / 15 Blackbriar Dr - Block 9; Lots 17 & 21**

Memorialization of Resolution granting approval for Preliminary and Final Major Subdivision Approval for a lot line adjustment transferring 58,434 square feet of Lot 17 to Lot 21 in the A-1 Agricultural Residential Zone.

OFFER: Viola
SECOND: Lutkewitte
AFFIRMATIVE: Tobia, Corsi, Lutkewitte, Taeschler, Viola, Stivala
NEGATIVE: None

2. **PB760 Prancing Horse Stables – 136 Five Points Rd – Block 41.01; Lot 5.13**

Memorialization of Resolution granting a one-year extension of time to the approved Preliminary and Final Major Site Plan Approval. The extension will commence on October 10, 2025, and expire October 9, 2026.

OFFER:	Corsi
SECOND:	Stivala
AFFIRMATIVE:	Tobia, Corsi, Lutkewitte, Taeschler, Viola, Stivala
NEGATIVE:	None

ADMINSTRATIVE

1. Affordable Housing

Mr. Viola noted the three objectors (Fair Share Housing Center, Active Acquisitions, March and Associates) are petitioning for a total of 952 units. The next deadline for potential credits from extension of affordability controls with The Grand owners is December 17th.

NEW 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 8,250 square foot commercial building in the B-3 Zone. Time to January 20, 2026.

Mr. Steib noted the application has met service requirements and the Board has jurisdiction to hear the application.

Exhibits received:

A1 Application for Development 6.23.2025
A2 Aerial Photograph
A3 Preliminary and Final Site Plan, Two River Engineering dated 6.1.2025 revised 8.19.2025
A4 Architectural Elevation and Floor Plans, Michael James Monroe 4.22.2025
A5 Report Glenn Gerken 11.5.2025
A6 Stormwater Management Report, Two River Engineering 4.9.2025
A7 Topographic Survey and Minor Subdivision Plan, JB Engineering revised 5.18.2022
A8 Phase 1 Environmental Site Assessment prepared Partner Engineering and Science Incorporated 10.2.2025
A9 Fire Council 10.23.2025
A10 Health Officer 10.22.2025
A11 Tim Anfuso Letter 11.10.2025

Mr. Dante Alfieri on behalf of the applicant, introduced the application for the proposal involving the variance relief and introduced both AJ Garito from Two River Engineering and Mr. Michael Monroe. Mr. Tim Anfuso and Mr. Glenn Gerken were also sworn in.

A12 Color Rendering 6.1.2025, revised 8.19.2025 Two River Engineering
A13 Six color photos taken by AJ Garito of the property on 11.18.25

Mr. Garito noted the space has a proposed 8250 sq ft footprint and 190 sq ft covered porch and has been designed for mixed commercial use in office or retail. There are 41 parking stalls proposed. The property had previously been subdivided with a residential area abutting 537 and this parcel falling into the B3 zone.

Mr. Garito continued his testimony noting meeting with the Fire Department to discuss fire fighting capabilities at the back of the building. There is a parking stall in the plan that will require a variance due to its setback from Heyers Mill, it is proposed at 21' where 25' is required. Mr. Garito noted that revisions will be made to the side bay so that no variance is required from the side property line setback. The dumpster will require a variance as it is proposed at 11' and the requirement is 25' for the rear setback. Mr. Garito noted that it could be landscaped to help buffer and address any concerns.

Chairman Tobia noted the trash collection would be problematic as the parking lot is not designed for trucks that size to turn around.

Mr. Garito noted they would comply to the landscape notations and the parking stall recommendation including the EVSE credit. He further notes no medical use, striping of the parking lot, and approvals/waivers from both Freehold Soil Conservation District and Monmouth Co. Planning Board will be obtained. Further compliance with Health and Fire will be sought.

The variances sought are:

102-109E1	Parking stall 21' from Heyers Mill Rd where 25' is required
102-114	Dumpster rear setback of 11' where 25' is required

Design Standard Waiver 102-115C Proposed structures in a 50 foot residential use buffer

Mr. Garito went on to discuss Glenn Gerken's letter and noted the applicant will comply with points of labeling the tax map, limiting the light fixtures to 3,000 Kelvin, corrections to the chamber count in the drainage plan, reducing pavement to 4 inches of base course, and further notations to seek approval from Freehold Soil Conservation District, Monmouth County Planning Board and the Township's Board of Health and Fire Department.

Mr. Gerken noted the drainage system is extensive. 2- and 10-year storms would be retained on site and only some overflow from a 100-year storm.

Discussion was had showcasing the location of the property in relation to neighboring lots and 537 as well as noting the side bay drives will not be able to get large trucks into the bays for deliveries.

Currently there are no proposed tenants with agreement that no medical units would be considered. The proposed hours of operation should be considered given the traffic patterns and

the concerns that already exist at the intersection of Heyers Mill Rd and CR-537. Additional comments on landscaping buffer not providing enough relief to the residential neighbors, some dogwoods should be replaced by evergreens.

Currently no proposed tenants with agreement that no medical units would be considered. The proposed hours of operation should be considered given the traffic patterns and the concerns that already exist at the intersection of Heyers Mill Rd and CR-537. Additional comments on landscaping buffer not providing enough relief to the residential neighbors, some dogwoods should be replaced by evergreens.

The Board noted the concerns about the retail aspect to the space with the configuration of the parking lot with deliveries, traffic concerns for Heyers Mill and Heyers Mill at 537, the dumpster location/turning radius, and the landscaping between residential lots facing the lot.

Mr. Michaels J. Monroe, NJ Licensed Architect, the Board accepted credentials.

Mr. Monroe drafted the angle of the building to both have visual with 537 and reducing impact to residential lots.

A14 a-e Five 3-d image models of building imaginings

Mr. Monroe discussed the aesthetic features of the building and working with the considerations for the plans to fit with the newer considerations for aesethic features. Mechanical units will be rendered on the next 3-d model rendering and planned to be on the back of the building. Mr. Alfieri further opined that the professionals will provide/articulate building features, retail design features, correction for the uninterrupted façade, minimum of 3 embellishments, and the correct breakdown of class materials. Mr. Anfuso requested time with the architect after the plans were drafted to walk through the new ordinance and its applications.

Mr. Tobia noted he does not support the aesthetic of the images presented. Other Board Members reiterated the need to break up the aesthetic, colors, lowering the roof pitch and/or height, removing the side entry drive as functional/maybe revisioning as sidewalk to still have the design element. Board Members also noted concerns over the application verbiage reflecting appliance store even though the building is not designed to facilitate deliveries of this type of good. With the traffic considerations, other notations were made to consider traffic patterns by only allowing a left turn only for the exit.

Several members of the public provided statements:

Victa McKenzie, Village Lane resident, traffic is already an issue, how will the applicant deal with the impact of additional traffic? How will you protect the integrity of the residential area? Have you checked vacant storefronts? Ending her statement by noting this is causing a lot of angst.

Mary Pahira, Colts Neck General Store operator and resident, agreed with the Board with the aesthetic concerns specifically with the historic elements for Colts Neck. She further repeated the traffic concerns and issues already experienced in the area.

Anthony Lucchese, New Street resident, strongly opposed the building and noted it will change the feel of the town and further opined that subdividing to make this lot a business zone was a mistake.

Mr. Tobia noted this is the initial application and there will be many discussions and revisions held. He noted the concerns are heard but no decision is being made at this meeting.

Donna Otten, New Street resident, concerns regarding pumping the septic and locations of the well. With the removal of additional trees, will the applicant be providing additional trees to dampen the sound of the traffic for the building? What is the lighting plan for the building and the hours for that? With the vacant retail space around town she feels there does not need to be additional retail space in this area.

Josh Tooker, State Route 537 resident, has small children at the residence and has lived there for roughly 18 months and already has seen the traffic issues and impact, including an accident with a fatality. He also echoed sound concerns and concerns with lighting and noted even though it may not be the intention, the lighting would most likely be 24/7 as he experiences it currently with The Orchards Plaza. He noted a request to switch this lot to residential.

Mr. Alfieri noted he hears the trepidations and is working with the requirements of the zoning and it is a permitted use and believes the proposed retail/office space will not generate much sound, especially comparative to 537.

Mr. Anfuso noted asked Mr. Alfieri if they would have enough time to prepare and discuss changes to the plans before the January 13th meeting. Mr. Alfieri noted a time extension through Feburary 28, 2026 was approved and they would return January 13th 2026. Mr. Steib noted the application would continue to January 13, 2026 at 7pm with no further noticing and that any revised plans be into the Board 10 days in advance of the hearing.

OLD BUSINESS
None.

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.

Secretary
Planning Board of Colts Neck Township