PLANNING BOARD
MEETING MINUTES
OCTOBER 14, 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; Teaschler; Viola; Stivala, Visci, and Montalvo
ABSENT:	Sullivan
ALSO PRESENT:	Glenn Gerken PE, PPE, CME; Michael B. Steib, Esq.; and Beth McManus, P.P.

APPROVAL OF MINUTES:

None.

GENERAL PUBLIC COMMENT (Non-Agenda Items):

Mr. Kevin O'Brien, Colts Neck Resident, requested better management of planning regarding park bathrooms. Mr. O'Brien noted Monmouth County has grants for which the Township is not working to receive and further noted these grants could be used to make bathrooms at the parks Jake's Law compliant.

RESOLUTIONS

1. **PB766 Delicious Orchards – 320 Route 34 - Block 46; Lot 15**
   Memorialization of Resolution granting Minor Site Plan Approval with Variance to remove existing pad and generators and construct a new generator pad and install two generators in the B-1, Business Zone.

Motion to approve PB766:

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

2. **PB768 Sciandra – 88 Clover Hill Road - Block 7.08; Lot 15**

Memorialization of Resolution granting two lot Minor Subdivision Approval in the A-1, Agricultural Residential Zone.

Motion to approve PB768:

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

ADMINSTRATIVE

3. **Appointment of Acting Board Secretary**

Motion to appoint Ms. Trina Lindsey as Acting Planning Board Secretary.

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

4. **PB760 Prancing Horse Stables, LLC – 136 Five Points Road - Block 41.01; Lot 5.13**

Request for 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

Mr. Alfieri represented the client and requested the extension of time with no changes to the plans or area.

Motion to grant 1-year extension for PB760:

OFFER:	Taeschler
SECOND:	Lutkewitte

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

1. Round 4 Affordable Housing Obligation

Informal presentation by Planner McManus regarding the status of the Round 4 Affordable Housing Plan.

Ms. McManus began her discussion by noting the Township has completed 14 out of 22 extensions of affordability controls on family rental units at The Grande. The Fourth-Round obligations were 101 units and was satisfied in the June 2025 Housing Plan Durational Adjustment that states the Township is unable create inclusionary development to satisfy that requirement. As Affordable Units come to fruition the extent of the Durational Adjustment is reduced. With these 14, 7 bonus credits were also added to bring the total to 21 credits for these extensions.

Ms. McManus does not recommend amending the plan at this time as there are court proceedings that may dictate an amendment where the Township could then add these units. However, if the court findings do not dictate an amendment there may be a future need to be amended to incorporate the units in the future. Ms. McManus noted additional units may be added while other extension options are discussed.

Mr. Tobia asked the total cost of the extension over 30 years to which Mr. Viola noted roughly $600,000.

Ms. McManus was asked to explain the three objections received to the Housing plan. Fairshare and two developers who are seeking inclusionary development through the durational adjustment rules. The process for addressing is ongoing and includes mediation, which Colts Neck has had one so far, between the developers and the Township with an adjudicator with the intent being resolutions conclude by end of year.

NEW BUSINESS

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

Application 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. Time to October 25, 2025.

Mr. Steib noted service is sufficient and Mr. Anfuso noted concerns with a unit on the dwelling and how it would then fall under the Zoning Board of Adjustment if it were a dwelling. Mr. Alfieri confirmed it was not a dwelling, and Mr. Steib noted the Board does have jurisdiction for the application.

A1 Development Application July 1, 2025
A2 Preliminary and Final Major Subdivsion plan prepared Two River Engineer 7.1.2025, revised 8.19.2025
A3 Report from Planner Tim Anfuso, 9.26.25
A4 Glenn Gerken Report 9.26.2025
A5 Boundary and Topographic Survey prepared by Morgan Engineering and Surveying 11.20.2024
A6 Final Plat prepared by Morgan Engineering revised through 8.19.2025

Mr. Steib swore witnesses AJ Garito, Glenn Gerken, and Mr. Dante Alfieri. Mr. Garito entered two additional evidence items.

A7 Color Rendering of the subdivision plan dated 7.10.2025, revised 8.19.2025
A8 Six Photos of property taken by Mr. Garito

Mr. Garito provided testimony that the lots on Blackbriar Drive were created by a major cluster subdivision. The request is to permit the subdivision of a 6.3 acre tract consisting of two separate existing lots with lot 17 having an area of roughly 5 acres and lot 21 consisting of roughly 1.2 acres so as to adjust the lot line resulting in new lot 17.01 with roughly 3.7 aces and new lot 21.01 with roughly 2.606 acres. No new lots are being proposed and require no Variance relief.

Mr. Garito noted a Design Standard Waiver for not preserving the 300-foot Riparian Buffer within a Riparian Buffer Easement and retaining the following non-conforming elements for new lot 17.01 is requested to leave the existing structures.

Mr. Garito and Mr. Alfieri noted septic locations would be provided and they would work with Health and any minor requests such as each property owners' certification and greenway markers if required would be supported.

Motion to approve application PB769:

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

OLD BUSINESS

None.

MOTION TO ADJOURN

A motion to adjourn was made at 8:01 and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on October 14, 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