COLTS NECK TOWNSHIP
Planning Board
Meeting Agenda
October 14, 2025, at 7:00 pm
Town Hall, 1 Veterans Way, Colts Neck, New Jersey

Call to Order
Sunshine Law Notice
Salute to the Flag
Roll Call
Excused Absence Poll
General Public Comment (Non-Agenda)

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.

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.

Administrative

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

2. **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

3. **Appointment of Acting Board Secretary – Trina Lindsey**

Old Business

None

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.

Discussion

None.

Executive Session

If Required

Adjournment

The next regular scheduled Planning Board Meeting will be
November 18, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township