COLTS NECK TOWNSHIP
Planning Board
Meeting Agenda
September 9, 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
Meeting Minutes – June 9, 2025
August 12, 2025
General Public Comment (Non-Agenda)

Resolutions
None.

Administrative

1. **Stavola Realty Company – Block 53, Lot 12 – Obre Road**
   Informal presentation of a potential three lot Preliminary and Final Major Subdivision with Variances to in the A-1, Agricultural Residential Zone.

2. **Consistency Review Ordinance 2025-17 – Riparian Buffers**

3. **Consistency Review Ordinance 2025-18 Nonresidential Performance Standards**

4. **Appointment of Timothy Anfuso as Acting Board Secretary**

5. **Appointment of Vice Chairman**

6. **Environmental Resource Inventory – Public Hearing**

Old Business
None.

New Business

1. **PB766 Delicious Orchards – 320 Route 34 - Block 46; Lot 15**
   Application for 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. Time to November 12, 2025.

2. **PB768 Delicious Sciandra – 88 Clover Hill Road - Block 7.08; Lot 15**
   Application for two lot Minor Subdivision in the A-1, Agricultural Residential Zone. Time to October 10, 2025.

Discussion

None.

Executive Session

If Required

Adjournment

The next regular scheduled Planning Board Meeting will be
October 14, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township