TOWNSHIP OF COLTS NECK
PLANNING BOARD
MEETING MINUTES
FEBRUARY 10, 2026 AT 7:00 P.M.

Mr. Corsi 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:	Corsi, Viola, Buzzetta, Lutkewitte, Sullivan, Taeschler, Stivala, Montalvo, Caswell, Lesbirel, Taylor
ABSENT:	None
ALSO PRESENT:	Michael Steib, Esq.; Timothy Anfuso, PP; Glenn Gerken

APPROVAL OF MINUTES:

Motion to approve the January 13, 2026, Meeting Minutes:

OFFER:	Lutkewitte
SECOND:	Stivala
AFFIRMATIVE:	Corsi, Viola, Buzzetta, Lutkewitte, Sullivan, Taeschler, Stivala, Montalvo, Caswell
NEGATIVE:	None.

GENERAL PUBLIC COMMENT (Non-Agenda Items):

None.

RESOLUTIONS

None.

ADMINSTRATIVE

NEW BUSINESS

None.

OLD 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 8,550 square foot commercial building in the B-3 Zone. Time to January 20, 2026.

Mr. Steib noted a continuation of previous hearing and confirmed there are enough Board members ready and able to vote.

Mr. Alfieri noted that an additional notation from the Colts Neck Fire Department Chief Cusate was received and was entered into evidence.

A21 Report from Fire Dept 1.26.26 email

Chairman Corsi noted with no additional elements to consider there will not be comment or discussion from the public, Mr. Corsi opened the comments for the Board.

Mr. Lesbirel noted there is a fire code violation with the application that has not been addressed with the additional fire comments. Mr. Lesbirel noted the violation is within the uniform fire code relevant to a 150' dead end and specified there is no turn-around or hammerhead. He opined further that there will be traffic concerns with a fire truck or garbage truck backing out onto Heyers Mill.

Mr. Anfuso noted it meets Colts Neck ordinance standards. Mr. Gerken noted he is not aware of the fire code and has no comment.

Mr. Steib addressed the Board noting that Zoning, Fire, and Building codes are all separate and that the Planning Board has no jurisdiction over the fire or building codes and all resolutions prepared are on condition that all other requirements of all other laws and conditions must be met.

Mr. Anfuso noted the fire official's statement noting fire department access was a different plan and the revisions were distributed to the fire official for comment and the fire official referred the applicant to the fire Chief for comment on the revised plans.

Mr. Taylor spoke that the Chief is addressing the driveway where some of the Board's concerns are speaking to around the building. Mr. Taeschler noted that Heyers Mill would be closed during an emergency so there would be some protections for the Heyers Mill Road safety elements.

Mr. Anfuso noted the Board could ask the applicant whether they want to have the fire official come and address the code concerns and vote at a later date.

Mr. Alfieri noted that this is a fully conforming application and the applicant is requesting a vote.

Mr. Corsi asked for any additional questions or comments. Mr. Taylor noted bracketing the operating hours with considerations to deliveries as well with an hour on either side, additionally Mr. Taylor noted the applicant has been willing and supportive of considerations of both the public and board feedback.

Mr. Corsi opened the floor up to the public.

Donna Otten, New Street resident, asked about EV charging spots, Mr. Alfieri noted it is a requirement to have from the state considerations. Ms. Otton noted this adds traffic concerns as people will be searching for stations. Ms. Otton asked about Affordable Housing at the recreation building, Mr. Corsi noted that is outside the purview of the board and not relevant to the current application.

Anthony Luchese, New Street resident, noted he appreciated the new Board members questions and comments.

Mr. Anfuso noted that the Board may want to require a letter from the Fire Official to note the planes are in compliance with the Uniform Fire Code specifically relevant to dead-end apparatus roads.

Mr. Alfieri noted the applicant would comply with any considerations.

Mr. Steib reviewed the conditions discussed across the meetings which include reduction of lighting plan, Monmouth County Planning Board approval, Freehold Soil Conservation District approval, Health Department comments, Mr. Anfuso's technical reports and recommendations, Fire Department confirming code compliance, landscape buffer code compliance, no medical uses due to parking plan, delivery vehicle limited 30' maximum length, Affordable Housing fund, increased lighting for the property where it intersects Heyers Mill Road which was from Mr. Gerken's letter, delivery and operating time limitations, fencing and landscaping considerations for the property.

Motion to approve PB770 Notaro application:

OFFER:	Stivala
SECOND:	Montalvo
AFFIRMATIVE:	Taylor
NEGATIVE:	Corsi, Viola, Buzzetta, Lutkewitte, Sullivan, Stivala, Montalvo, Lesbirel

Mr. Steib noted the application has been denied.

MOTION TO ADJOURN

A motion to adjourn was made at 7:43pm and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on February 10, 2026, adopted by the Planning Board of Colts Neck Township at its meeting held on March 10, 2026.

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