TOWNSHIP OF COLTS NECK
PLANNING BOARD
MEETING MINUTES
MARCH 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, Sullivan, Taeschler, Stivala, Montalvo, Caswell, Lesbirel, Taylor
ABSENT:	Lutkewitte
ALSO PRESENT:	Michael Steib, Esq.; Timothy Anfuso, PP

APPROVAL OF MINUTES:

Motion to approve the February 10, 2026, Meeting Minutes:

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

GENERAL PUBLIC COMMENT (Non-Agenda Items):

None.

RESOLUTIONS

1. **PB770 Notaro Construction – 9 Heyers Mill Rd – Block 30, Lot 18.02**

Memorialization of Resolution denying approval for Preliminary and Final Major Site Plan approval to construct an 8,550 square foot commercial building in the B-3 Zone.
Resolution to deny PB770 Notaro application:

OFFER:	Stivala
SECOND:	Montalvo
AFFIRMATIVE:	Corsi, Viola, Buzzetta, Lutkewitte, Sullivan, Stivala, Montalvo, Lesbirel
NEGATIVE:	None

ADMINSTRATIVE

Mr. Anfuso spoke to the Board regarding the need to conduct two consistency reviews, both dealing with Affordable Housing. The updates proposed address compliance with the Fourth Round of Affordable Housing Plans as well as the Uniformed Housing Affordability Control Act (UHAC).

Consistency Review: 102-97.1 "Affordable Housing Ordinance"

Mr. Anfuso introduced the ordinance and noted as the Affordable Housing Administrator for the Grande and Piazza & Associates as the Affordable Housing Administrator for Livana, this sets the rules and regulations for managing affordable units. Report requirement to DCA demonstrating compliance with the goals and plans. The elements typically reviewed are things like how many units are being constructed, when the units are occupied, what the income limits are, and how many bedrooms are allotted for each unit. Additionally, there is a phasing program for new construction and requirements when the affordable housing units must be built in comparison to the market rate units. Further requirements specify the affordable units must have the same aesthetic components and size of the affordable housing units and must be integrated throughout the development with same access as other inhabitants, not in an affordable unit. Mr. Anfuso noted other financial elements of the new controls, such as annual resale and rent increases- a new chart is set to be published in May to help guide administrators on applying the updates. The updates further specify what enforcement controls are in place for noncompliance.

This ordinance copies a template the state has produced for all municipalities. The updates incorporate the state standards and reflect updates across the ordinance, Master Plan, and Housing Element Fair Share Plan for consistency.

Mr. Taylor clarified that no non-mandatory edits or changes were made, Mr. Anfuso confirmed strictly reflecting the ordinance template from the state.

Mr. Corsi asked for a motion to find the ordinance is consistent with the Master Plan:

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

Consistency Review: 102-15C "Development Fee Ordinance"

Mr. Anfuso noted that COAH contributions are required for all building projects with no proposed affordable housing units. Residential and Commercial development fees were noted, an example being that new homes have a 1.5% fee. These fees have more flexibility at the town level and are less of a state template. Colts Neck applies the COAH fees for new dwellings or reconstruction on existing foundation where other towns have Building Permit dollar amounts triggering the affordable housing fee for residential additions. This ordinance maintains what has been for the past 10 years.

Mr. Taylor asked if a casualty event occurs, could the fees be exempted on those constructions and after review Mr. Anfuso noted there currently was no verbiage reflecting "acts of God" but noted this could be a comment to the Township Committee for consideration.

Mr. Corsi asked for a motion, with notation of "acts of God" exclusion commentary for the Governing Body, to find the ordinance is consistent with the Master Plan:

OFFER:	Viola
SECOND:	Lesbirel
AFFIRMATIVE:	Corsi, Viola, Buzzetta, Taeschler, Stivala, Montalvo, Caswell, Lesbirel
NEGATIVE:	Sullivan

Chairman Corsi noted attendance in audience and asked if they had general comment, no comment was provided.

Round Four Housing Element

Mayor Viola noted there was a court order March 9th regarding changes needed to the Housing Element and will need to include the three objectors to the most recent plan. Ms. Beth McManus will be making the adjustments to the plans and that all steps must be completed timely to maintain immunity. The next Township meeting for April is on the 8th, and the Planning Board will need to work through review and approvals before then. The Board decided to hold the regular April meeting on the 7th at the Conover Road Primary School to allow for additional capacity anticipating the public's attendance.

NEW BUSINESS

None.

OLD BUSINESS

None.

MOTION TO ADJOURN

A motion to adjourn was made at 7:46pm and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on March 10, 2026, adopted by the Planning Board of Colts Neck Township at its meeting held on April 7, 2026.

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