TOWNSHIP OF COLTS NECK
PLANNING BOARD
MEETING MINUTES
MAY 12, 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

APPROVAL OF MINUTES:

Motion to approve the April 7, 2026, Meeting Minutes:

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

RESOLUTIONS

None.

ADMINISTRATIVE ITEMS

Chairman Corsi requested Mr. Buzzetta provide an update on Affordable Housing. Mr. Buzzetta notified the Planning Board that residents of Mockingbird Drive have filed a lawsuit again the Township Committee and Planning Board. Additionally, the deadline for rezoning the properties subject to the Superior Court's decision has extended the deadline to June 13, 2026.

1. **PB768 Sciandra: Block 7.08; Lot 15 – 88 Clover Hill**

Request for a 90-day extension of time to the approved Minor Subdivision. The extension will commence on April 21, 2026, and expire July 20, 2026.

Mr. Vincent Scrudato, attorney for the applicant, and Mr. Timothy Anfuso, Township Planner were sworn.

Mr. Anfuso noted no changes to the code, impacting ordinances or zoning that impact this application and that the applicant is nearly complete with the requirements of the resolution.

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

NEW BUSINESS

None.

OLD BUSINESS

None.

EXECUTIVE SESSION

The Board dismissed the public and conducted a closed executive session to discuss the pending Notaro litigation at 7:17pm.

MOTION TO ADJOURN

The Board returned to open session at 7:59pm. A motion to adjourn was made at 8:00 pm and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on May 12, 2026, adopted by the Planning Board of Colts Neck Township at its meeting held on June 9, 2026.

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