# TOWNSHIP OF COLTS NECK
# PLANNING BOARD
# MEETING MINUTES
# JUNE 9, 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.

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| PRESENT: | Corsi, Viola, Buzzetta, Sullivan, Taeschler, Montalvo, Caswell, Lesbirel, Taylor |
| ABSENT: | Lutkewitte, Stivala |
| ALSO PRESENT: | Michael Steib, Esq.; Timothy Anfuso, PP |

**APPROVAL OF MINUTES:**

Motion to approve the May 12, 2026, Meeting Minutes:

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

**ADMINISTRATIVE ITEMS**

Chairman Corsi noted there are no updates to Affordable Housing. The July 14th meeting will have updates to include a presentation from Pat Lesbirel regarding the Affordable Housing Alliance.

**RESOLUTIONS**

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

Memorialization of a Resolution granting a 90-day extension of time to the approved Minor Subdivision. The extension will retroactively commence on April

21, 2026 and expire July 20, 2026.

Motion to Memorialize Resolution PB768:

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| OFFER: | Montalvo |
| SECOND: | Lesbirel |
| AFFIRMATIVE: | Corsi, Viola, Buzzetta, Sullivan, Taeschler, Montalvo, Caswell, Taylor, Lesbirel |
| 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 7:04 pm.

**MOTION TO ADJOURN**

The Board returned to open session at 7:46 pm. A motion to adjourn was made at 7:47 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 June 9, 2026, adopted by the Planning Board of Colts Neck Township at its meeting held on July 14, 2026.

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