COLTS NECK TOWNSHIP
Township Committee Regular Meeting Minutes
July 13, 2026 5:30 p.m.
Town Hall, 1 Veterans Way, Colts Neck

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1. Mayor Viola called the meeting to order at 5:30 p.m.

2. Township Administrator/Municipal Clerk Kathleen Capristo read the following Sunshine Law statement: THE NOTICE REQUIREMENTS OF THE NEW JERSEY PUBLIC MEETINGS LAW HAVE BEEN SATISFIED BY NOTICING THE ASBURY PARK PRESS AND THE TWO RIVER TIMES ON JULY 9, 2026 STATING THAT A SPECIAL MEETING OF THE COLTS NECK TOWNSHIP COMMITTEE WOULD BE HELD ON JULY 13, 2026 AT 5:30 P.M., TOWN HALL, 1 VETERANS WAY, COLTS NECK. A COPY IS ON FILE IN THE OFFICE OF THE TOWNSHIP CLERK.

3. Roll call by Deputy Municipal Clerk Brian O'Malley indicated the following:

   Present: Mayor Michael Viola, Deputy Mayor Dan Buzzetta, Committeeman Frank Rizzuto, Committeewoman Tara Torchia Buss, Committeeman John Tobia

   Also Present: Township Administrator/Municipal Clerk Kathleen Capristo, Township Attorney Meghan Bennett, Deputy Municipal Clerk Brian O'Malley, Affordable Housing Special Counsel Michael Collins

4. Resolution 2026-140 - Executive Session - Potential Litigation and Personnel

Mayor Viola called for a motion to approve Resolution 2026-127. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a unanimous voice vote, the resolution was approved.

The Township Committee moved into closed session at 5:35 P.M.

The Township Committee returned to public session at 7:07 P.M.

5. Mayor Viola asked everyone to join in the salute to the flag.

6. Mayor Viola asked for a moment of silence.

7. Discussion Item - Referendum - Increase Annual Levy - Open Space

   Committeeman Tobia introduced the discussion on supporting an increase to the Open Space Tax levy.

8. Resolution 2026-141 - Requesting the Placement of a Referendum on the Official Ballot for the Next General Election of November 3, 2026 Authorizing the Increase of the Annual Levy for Open Space, Farmland, and Historic Preservation within Colts Neck Township

   Mayor Viola requested a motion to approve the resolution. On a motion by Committeeman Tobia, seconded by Committeeman Rizzuto, and on a roll call vote, the resolution was adopted.

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Viola		X			
Deputy Mayor Buzzetta		X			
Rizzuto	S	X			
Torchia Buss		X			
Tobia	M	X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

9. Resolution 2026-142 - Authorizing the Settlement of Litigation Between Notaro Commercial Development/9 Heyers Mill, LLC, Colts Neck Township, and Colts Neck Township Planning Board

Township Attorney Bennett provided context on the history and purpose of the resolution.

Mayor Viola requested a motion to approve the resolution. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a roll call vote, the resolution was adopted.

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Viola		X			
Deputy Mayor Buzzetta		X			
Rizzuto	S	X			
Torchia Buss	M	X			
Tobia		X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

10. Ordinance 2026-14 - An Ordinance Supplementing Chapter 102, "Development Regulations" of the Code of the Township of Colts Neck, Article VIII, "Zoning Requirements," "Part 4. Zoning and Design Requirements for Residential Districts," Section 102-85.4, “A-8 Overlay Residential District"

Committeewoman Buss and Committeeman Tobia provided context and history on the ordinance. Special Counsel Collins responded to the Township Committee’s questions regarding the ordinance.

Mayor Viola requested a motion to introduce the ordinance. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a roll call vote, the ordinance was introduced by title.

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Viola		X			
Deputy Mayor Buzzetta		X			
Rizzuto	S	X			
Torchia Buss	M	X			
Tobia			X		
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

11. Comments from the Public

The Colts Neck Township Committee welcomes comments from the members of the public. Please raise your hand if interested in being heard. Once recognized by the Mayor, identify yourself by clearly stating your name and address for the record. Your comments will be limited to four (4) minutes. Once you have

finished speaking or your four (4) minutes has expired, the Township Committee will respond accordingly.

Anthony Luchese, resident, commented in favor of the open space tax referendum.

Elaine Mann, resident, inquired about the purchase of property using open space funds, inquired about the use of eminent domain related to affordable housing.

Rob Scales, resident, inquired about the state's use of eminent domain, commented about the Township's potential future purchases of land.

12. Adjournment

As there was no further business, Mayor Viola requested a motion to adjourn the meeting. On a motion from Committeewoman Buss, seconded by Committeeman Rizzuto, and on a unanimous voice vote, the meeting was adjourned at 8:05 p.m.

Brian O'Malley

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Brian O'Malley, RMC
Deputy Municipal Clerk

APPROVED: September 9, 2026