TOWNSHIP OF COLTS NECK
PLANNING BOARD
MEETING MINUTES
SEPTEMBER 8, 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, Lesbirel, Taylor
ABSENT:	Caswell
ALSO PRESENT:	Michael Steib, Esq.; Timothy Anfuso, PP; Glenn Gerken

APPROVAL OF MINUTES:

Motion to approve the July 14, 2026, Planning Board Meeting Minutes:

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

RESOLUTIONS

None.

ADMINISTRATIVE ITEMS

1. PB754A Colts Neck Community Church – 249 Route 537: Block 33, Lot 21 + 20.02

Request for a two-year extension of time to the approved Final Major Subdivision Approval. The extension will retroactively commence on July 11, 2025 and expire

Mr. Salvatore Alfieri, counsel on behalf of applicant, noted pursuing conditions with DEP, soil, easements, surveys, and finalizing home owners association requirements are in process and the time needed is simply to work through these steps.

Mr. Anfuso, sworn, stated there are no changes to property or zoning elements that would influence the decision. The new owner will need to open an escrow account, Mr. Alfieri noted the check and W9 information will be coming to the Township in the mail soon.

Motion to approve two-year extension of time for PB754A

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

2. Informal Review: Bellvardo – 105 Bucks Mill Road: Block 23, Lot 33
Request for an informal review of a potential two lot Minor Subdivision with variances in the AG Zone.

Ms. Jennifer Krimko, counsel on behalf of property owner, requesting Board feedback for potential subdivision plan to support property owner subdividing to allow two lots and a family member to build a single-family home on new subdivision lot which will result in two lot area variances to permit the undersize lots in AG zone.

Ms. Krimko provided aerial of the surrounding areas with highlights of lot sizes, reference to Bucks Mill Park which is to the rear of the property and an agricultural easement on the adjacent lot. Ms. Krimko opined at the exhibit showcases smaller properties fronting Bucks Mill and is significantly less than their proposal, which is one lot of 7 acres and one lot of 3 acres.

Mr. Anfuso noted the lots would be conforming except they will not be 10 acres thus the variance for lot size and highlighted the existence of 10 acre lots within the aerial Ms. Krimko provided.

Ms. Krimko noted the current property is farmland accessed, the proposed subdivision will create a new ratable through the smaller lot and would continue the farmland elements for the larger lot. Existing 5000 sq foot home and proposed division will add a smaller home with no variances. The run in shelters and potentially a fence line would need relocated with any plan and one driveway added.

No public questions or comments.

Board Members had hesitations in considering a 40% lot reduction to allow the nonconformity and would need more information on a plan to inform their decision.

NEW BUSINESS

1. PB703D Orchards Shopping Center – 340 Route 34: Block 46, Lot 13 + 14
Application for a Fourth Deviation to the Preliminary and Final Major Site Plan of approval in the B-1 zone. A variance is required to permit 184 off-street parking stalls where 234 stalls are required, and a variance was previously granted to permit 230 parking stalls. Time to December 29, 2026.

Mr. Salvatore Alfieri, counsel on behalf of the applicant, the current tenant has a hair salon with current use of 3 chairs and is seeking to offer 5 chairs. The parking standard requires more spots to operate the additional salon chair.

Mr. AJ Garito, Licensed NJ Engineer and Colts Neck resident, noted the shopping center seeks variances for parking to reflect the updated tenant's needs and this is the fourth deviation. The salon operates hours that offset the bulk of the center's peak times and with the traffic report Mr. Anfuso provided, there are spots available during business hours and no physical changes are noted with the plan.

Mr. Anfuso noted the testimony is correct and spoke to his traffic report which summarized reflects over 50 spaces available at any given time and at times provided as many as 80 spots available. If granted, the applicant will need to amend the declaration of restrictions and covenants to reflect the 184 stalls exist and 234 are required.

Mr. Taylor asked for clarification on why this application would not be required to create EV stalls and Mr. Alfieri noted this isn't a new site plan

Ms. Alyssa Valentino, Holmdel resident, Breeze Blow Dry owner provided testimony to operating hours Monday-Wednesday 9-5, Thurs 9-7, Fri-Sat 8-5, Sun 8-3.

Ms. Victoria Foley, Tulip Ln resident supports application and utilizes the center often to include the salon for different days and hours and stated she never has an issue finding parking.

Motion to approve application PB703D with condition for updated restrictions and covenants:

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

DISCUSSION

Master Plan Reexamination Report

Mr. Anfuso provided a walk through of the reexamination report. This is noted as a requirement for the Notaro agreement that a Master Plan Reexamination Report is provided within 4 months of executing the agreement.

Mr. Anfuso began by noting that the recommendations reflect what the Township may want to consider and work through for future consideration. This walk through is for Planning Board awareness and thoughts and a public hearing would be scheduled later in the fall for potential adoption.

The first element is the rezoning notations which are required for the Notaro settlement followed by a recommendation for revision on cluster developments as the ordinance was changed in 2001 and has effectively stopped these projects. The Township could consider allowing them again in an attempt to regain open space.

The parking lot lighting code is recommended to provide a maximum amount allowed as there have been complaints about the amount of light on a business location in town, yet no standard exists, only a minimum. Mr. Lutkewitte requested comparisons to be able to consider a light standard and Mr. Lesbirel asked about light specifications and if the board would want to consider for consistencies for type of light which would produce same color.

Another consideration in the recommendation is the prohibition of bamboo and requirements to restrict spread to neighboring properties.

The Next Steps to Compatibility Study speaks to NWS Earle's Joint Land Use Study which includes a 3000 ft military buffer zone to limit the congregation of 100 people or less and the military influence zone which is roughly 2 miles and limits congregations of 200 people or less. Incorporating these considerations into an overlay zone to support the recommendations is recommended and Mayor Viola noted that the Navy produced a new threat assessment and the rail line is now protected to 1-mile from the rail line which should be incorporated with the recommendations.

A notation is made if the Affordable Housing Alliance's proposed plan is successful to

If considerations to rezone B-1 to include microbreweries and distilleries, there should be language to investigate appropriate parking standards for these with considerations for peak seasons (spring/fall).

Medical parking standards could be revisited due to the evolution of medical care which has produced fewer parking requirements with more patients waiting shorter times which reduces the necessity of a higher parking requirement.

Deer management plans should be reviewed. One potential plan may be proposed for land clearing to support reducing the displacement of resident deer. Mr. Taeschler inquired about hunting on Township property to support a deer management plan, Mayor Viola noted that the governing body would need to amend the ordinance. Mayor Viola also noted Monmouth parks do something similar with control measures in place.

Mr. Anfuso noted any other considerations could be included and would need to be provided.

Mr. Buzzetta noted consideration to explicitly prohibit data centers, Mr. Anfuso noted there is a draft ordinance being reviewed for data center exclusion as a permitted use and an explicit restriction with the new drafted ordinance.

Mayor Viola noted a special meeting will be required September 22nd for consistency reviews of new overlay districts.

MOTION TO ADJOURN

A motion to adjourn was made at 8:08 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 September 8, 2026, adopted by the Planning Board of Colts Neck Township at its meeting held on October 13, 2026.

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