COLTS NECK TOWNSHIP
Township Committee Special Meeting Minutes
September 9, 2026 6:00 p.m.
Town Hall, 1 Veterans Way, Colts Neck

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1. Mayor Viola called the meeting to order at 6:00 p.m.

2. Deputy Municipal Clerk Brian O'Malley 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 JANUARY 3, 2026 STATING THAT A REGULAR MEETING OF THE COLTS NECK TOWNSHIP COMMITTEE WOULD BE HELD ON SEPTEMBER 9, 2026 AT 7:00 P.M., TOWN HALL, 1 VETERANS WAY, COLTS NECK. A COPY IS ON FILE IN THE OFFICE OF THE TOWNSHIP CLERK."

   FURTHER NOTICE WAS PROVIDED TO THE ASBURY PARK PRESS AND THE TWO RIVER TIMES ON APRIL 20, 2026 NOTING THE MEETING TIME CHANGE FROM 7:00 P.M. TO 6:30 P.M.

   "FURTHER NOTICE WAS PROVIDED TO THE ASBURY PARK PRESS AND THE TWO RIVER TIMES ON SEPTEMBER 2, 2026 NOTING THE MEETING TIME CHANGE FROM 6:30 P.M. TO 6:00 P.M."

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 Attorney Meghan Bennett, Deputy Municipal Clerk Brian O'Malley, Special Counsel Michael Collins

4. Resolution 2026-171 – Executive Session – Potential Litigation and Personnel

Mayor Viola requested a motion to approve Resolution 2026-171. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a unanimous voice vote, the resolution was adopted.

Executive session was called to order at 6:05 P.M.

Township Committee returned to Public Session at 6:43 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 – JCP&L – July 3, 2026 Storm

Representatives from JCP&L and the Board of Public Utilities were present to answer questions from the governing body and the public

8. Resolution 2026-172 Requesting New Jersey Board of Public Utilities Emergency Enforcement of the 2025 Staffing Mandate and Rural Infrastructure Equity Against Jersey Central Power & Light (JCP&L)

Mayor Viola requested a motion to approve Resolution 2026-172. On a motion from Committeewoman Buss, seconded by Deputy Mayor Buzzetta, 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	S	X			
Rizzuto		X			
Torchia Buss	M	X			
Tobia		X			
M - Moved S - Seconded X - indicates vote		NV - Not Voting		Ab - Absent	

9. Proclamations
   a. Suicide Prevention Week

   A proclamation in honor of Suicide Prevention Week was read into the record by Mayor Viola.

   b. Knock Out Opioid Abuse Day

   A proclamation in honor of "Knock Out Opioid Abuse Day" was read into the record by Committeewoman Buss.

10. Minutes
    a. July 8, 2026 – Executive Session
    b. July 8, 2026 – Regular Meeting
    c. July 13, 2026 – Executive Session
    d. July 13, 2026 – Regular Meeting
    e. August 10, 2026 – Executive Session
    f. August 10, 2026 – Regular Session
    g. August 12, 2026 – Executive Session
    h. August 12, 2026 – Regular Meeting

Mayor Viola requested a motion to approve the minutes. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a roll call vote, the minutes were approved.

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	

Mayor Viola abstained from voting on the August 12, 2026 minutes as he was not present for the full meeting.

11. Old Business

    a. **Second Reading/Public Hearing**: Ordinance 2026-15 – Ordinance 2026-15 – Amending Chapter 168 "Peddlers, Canvassers, and Solicitors" of the Code of Colts Neck Township

    Mayor Viola requested a motion to open for Public Hearing. On a motion by Committeewoman Buss, seconded by Committeeman Tobia, and on a unanimous voice vote, Public Hearing was opened.

    Observing no requests for public comment, Mayor Viola requested a motion to close Public Hearing. On a motion by Committeeman Rizzuto, seconded by Committeewoman Buss, and on a voice vote, Public Hearing was closed.

    Mayor Viola requested a motion to approve Ordinance 2026-15 on final reading. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was adopted.

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

b. **Second Reading/Public Hearing:** Ordinance 2026-16 - Amending Salary and Wage Ordinance 2026-05

Mayor Viola requested a motion to open for Public Hearing. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a unanimous voice vote, Public Hearing was opened.

Eileen Mann, resident, inquired about the need for a "second in command" at the Department of Public Works, commented on its continuation, inquired about the number of DPW employees.

Mayor Viola requested a motion to close Public Hearing. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a unanimous voice vote, Public Hearing was closed.

Mayor Viola requested a motion to approve Ordinance 2026-16. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a roll call vote, the ordinance 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					

12. New Business

a. First Reading/Introduction: 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"

Special Counsel Collins provided background and context for the three ordinances being introduced in New Business.

Mayor Viola requested a motion to introduce Ordinance 2026-14. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a roll call vote, the ordinance was introduced on first reading.

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					

b. **First Reading/Introduction:** Ordinance 2026-17 – An Ordinance Amending and Supplementing, Under Protest, 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-9 Overlay Residential District"

Mayor Viola requested a motion to introduce Ordinance 2026-17. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a roll call vote, the ordinance was introduced on first reading.

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

c. **First Reading/Introduction:** Ordinance 2026-18 – An Ordinance Amending and Supplementing, Under Protest, 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-10 Overlay Residential District"

Mayor Viola requested a motion to introduce Ordinance 2026-18. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a roll call vote, the ordinance was introduced on first reading.

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					

d. Consent Agenda

A. Resolution 2026-173 – Confirming the Hiring of Municipal Clerk/Public Information Officer – Brian O'Malley

B. Resolution 2026-174 – Confirming the Hiring of Part-time Smoke Certification Inspector – Jeffrey Losacco

C. Resolution 2026-175 – Authorizing and Approving Execution of an Employment Agreement – John Antonides Resolution 2026-151 – Confirming Hiring of Colts Neck Township Laborer for

the Department of Public Works and Authorizing Execution of Employment Agreement – Nikolas Brooks

D. Resolution 2026-176 – Authorizing Award of Contract for Furnishing and Delivering of Leaf Collection Services for the Department of Public Works of Colts Neck Township October 19, 2026 – January 21, 2028

E. Resolution 2026-177 – Authorizing the Release of a Special Demolition Performance Guarantee for Block 7.21; Lot 6, 15 Linden Place

Mayor Viola requested a motion to approve the Consent Agenda, including Resolutions 2026-173 through 2026-177. On a motion by Deputy Mayor Buzzetta, seconded by Committeewoman Buss, and on a roll call vote, the Consent Agenda was approved.

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

e. Approval of Vouchers

Deputy Mayor provided an overview of several of the items on the bills list. On a motion by Deputy Mayor Buzzetta, seconded by Committeewoman Buss, and on a roll call vote, the bills list was approved.

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

Committeeman Tobia voted no on any of the bills related to the Chiesa Law Firm.

Committeewoman Buss abstained from voting on any bills related to the Municipal Court.

Committeeman Rizzuto abstained from voting on any bills related to the Fire Department.

Mayor Viola abstained from voting on any bills related to Buck's Tree Service, Jolene Landscaping, and Best Horticultural.

13. Township Committee Reports

Committeeman Tobia provided a report that included the Sports Foundation, Board of Health, Farmland and Open Space Committee, Police Department, First Aid monthly reports, Rosh Hoshana, and September 11th.

Committeewoman Buss provided a report that included Friends of the Library, the upcoming Book Fair, Long Range Planning Committee, Data Center prohibition, and the Fire Department.

Committeeman Rizzuto provided a report that included the First Aid Squad, monthly reports, Historic Preservation Committee, historic marker program, and the Police Department.

Deputy Mayor Buzzetta provided a report that included the Board of Education, the school district, and September 11th.

Mayor Viola provided a report that included the Department of Public Works, fall brush pickup and leaf pickup, Recreation Department, condolences for Jack Coppola, September 11th, CNBA, and Town Hall closures.

14. 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.

Antonio Rusigno, resident, commented on affordable housing, inquired about the three introduced ordinances.

Elaine Mann, resident, commented on items on the bills list.

Rob Scales, resident, commented on the county's involvement in affordable housing, commented on one of the members of the governing body.

Dan Kryzanekas, resident, commented on the reduction of the speed limit throughout the Township, commend on speeding by drivers in the Township, commented on the enforcement of speed limits by the police, inquired about the decision to lower the speed limit on Bucks Mill Road, inquired about affordable housing.

Elaine Kryzanekas, resident, inquired about the designation "under protest" on two of the introduced ordinances.

15. Adjournment

Mayor Viola requested a motion to adjourn the meeting. On a motion by Committeeman Rizzuto, seconded by Committeewoman Buss, and on a voice vote, the meeting was adjourned at 9:03 P.M.

Brian O'Malley

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Brian O'Malley, RMC
Deputy Municipal Clerk

APPROVED: October 14, 2026