COLTS NECK TOWNSHIP
Township Committee Regular Meeting Minutes
September 30, 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. Deputy Clerk Brian O'Malley read the following Sunshine Law statement: THE NOTICE REQUIREMENTS OF THE NEW 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 SEPTEMBER 1, 2026 STATING THAT A SPECIAL MEETING OF THE COLTS NECK TOWNSHIP COMMITTEE WOULD BE HELD ON SEPTEMBER 30, 2026 AT 6:30 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 25, 2026 NOTING THE MEETING TIME CHANGE FROM 6:30 P.M. TO 5:30 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, Township Planner Tim Anfuso

4. Resolution 2026-179 – Executive Session – Potential Litigation, Property Acquisition, and Personnel.

   Mayor Viola requested a motion to approve Resolution 2026-179. On a motion by Committeeman Tobia, seconded by Committeeman Rizzuto and on a unanimous voice vote, the resolution was adopted.

Executive session was called to order at 5:34 P.M.

Township Committee returned to Public Session at 6:32 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. Approval of Vouchers

   Mayor Viola requested a motion to approve 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 the bills related to the settlement at The Grande, the Chiesa Law firm, and Government Strategies Group.

Committeewoman Buss abstained from voting on any bills related to The Grande.

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

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

8. Presentation – America's 250th – Calendar Contest Award Ceremony

   Mayor Viola invited Sue Fitzpatrick and Mary Pahira, co-chairs of the America 250 Committee, to present the awards to the Calendar Contest winners.

9. Discussion Items

   a. 37 Clover Hill Road – Street Opening Permit Moratorium Relief – Robert Perkowski

      Township Committee approved.

   b. Data Centers – Prohibited Use/Structure

      First Reading/Introduction: Ordinance 2026-21 AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102, "DEVELOPMENT REGULATIONS," OF THE CODE OF THE TOWNSHIP OF COLTS NECK

      Mayor Viola requested a motion to introduce Ordinance 2026-21. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was approved for introduction.

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

   c. Temporary Mobile Retail Food Establishments

      First Reading/Introduction: Ordinance 2026-22 AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF COLTS NECK

      Mayor Viola requested a motion to introduce Ordinance 2026-22. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was approved for introduction.

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					

d. Tree Removal and Replacement

First Reading/Introduction: Ordinance 2026-23 - AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF COLTS NECK

Committeeman Tobia requested that the ordinance be tabled while more information is gathered and language is rewritten. Mayor Viola requested Township Planner Anfuso and the Long Range Planning Committee to take another look at the ordinance.

10. New Business

a. Resolution 2026-186 Authorizing Agreement for Temporary Provision of Local Health Services with Jersey Shore Regional Health Commission.

Mayor Viola requested a motion to adopt Resolution 2026-186. 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					

b. **First Reading/Introduction**: Ordinance 2026-19 – AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING SALARY AND WAGE ORDINANCE 2026-16

Committeeman Tobia commented that there was an issue related to the temporary laborer position and requested that the information related to this position be provided to him.

Mayor Viola requested a motion to introduce Ordinance 2026-19. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was approved for introduction.

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					

c. **First Reading/Introduction**: Ordinance 2026-20 - ORDINANCE AMENDING CHAPTER 98 "CONSTRUCTION CODES, UNIFORM" OF THE CODE OF THE TOWNSHIP OF COLTS NECK, COUNTY OF MONMOUTH, AND STATE OF NEW JERSEY TO REMOVE PORTIONS OF THE SECTION OF THE CODE RELATING TO CONSTRUCTION PERMIT FEES

Mayor Viola requested a motion to introduce Ordinance 2026-20. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a roll call vote, the ordinance was approved for introduction.

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

All items listed on the "Consent Agenda" are considered routine by the Township and are adopted or approved collectively by a single motion and roll-call vote of a majority of the Township Committee. If discussion is desired on any item, it is considered separately.

A. Resolution 2026-180 – Confirming Hiring of Part-time Housing Inspector - Jeffrey Losacco
B. Resolution 2026-181 – Authorizing Tree Removal and Hazard Mitigation at Willow Brook and Cross Roads - Buck's Cutting Edge Tree Service - $22,800
C. Resolution 2026-182 – Authorizing Debris Extraction and Hazard Mitigation at Blackbriar Drive – S Brothers Inc. - $10,200
D. Resolution 2026-183 – Approving Shared Services Agreement with the Township of Holmdel for Shared Municipal Court Services
E. Resolution 2026-184 – Authorizing the Release of Unexpended Escrow Funds for Block 33, Lot 21 – 249 Route 537 – PB754
F. Resolution 2026-185 – Confirming Hiring of Seasonal Part-time Recreation Parks & Trail Maintenance Employee – Tom Costanza

Mayor Viola requested a motion to approve the Consent Agenda, including Resolutions 2026-180 through 2026-185. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the Consent Agenda 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					

Committeeman Tobia commented on Resolution 2026-182, commending the Department of Public Works on their efforts to mitigate the related situation.

11. Township Committee Reports

Committeeman Tobia thanked the public for their understanding during the Nor'easter storm and commended the departments of Public Works, Police, and Emergency Services for their work during the storm. Provided an update regarding the bathroom project at Five Points Park.

Committeewoman Buss provided a report that included the Polo Event, the Ladies Auxiliary Pasta Night, and the Friends of the Library Book Sale.

Committeeman Rizzuto provided a report that included a thank you for those who responded to the Nor'easter, an update from the Office of Emergency Management, the Daughters of the American Revolution/America 250 grave dedication on November 7th, Joshua Huddy Day, the Historical Commission's Hayride Event, and the PTO's Trunk or Treat Event.

Deputy Mayor Buzzetta provided a report that included an update from the Finance Committee, the Bills List, the Board of Education, Affordable Housing, and the Police Department Report.

Mayor Viola provided a report that included brush collection, paper shredding, an update from the Nor'easter, thanks to JCP&L and our first responders, the CNBA, the Polo Event, the Recreation Committee, the Senior Club, Five Points Park bathroom project, and a potential time capsule project for the Township.

12. 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.

Mayor Viola requested a motion to open Public Comment. On a motion by Deputy Mayor Buzzetta, seconded by Committeewoman Buss, and on a unanimous voice vote, Public Comment was opened.

Kevin O'Brien, resident, commented on tree service work near his home, shared his opinion that workers were not wearing proper protective gear, inquired about their licensing, complimented the DPW, inquired about food trucks in the Township, commented about dead trees along roadways.

Al Bartony, resident, commented on the January 2026 snow event, read a statement into the record, commented on the use of rock salt and brine, commented on the Township's snow and ice control plan.

Elaine Mann, resident, commented about the number of DPW employees, inquired about the Maida property, inquired about a Bills List item, inquired about the Library's well system.

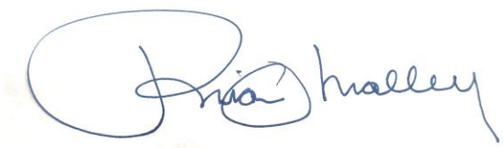
Committeeman Tobia asked for the Township Administrator to respond to Ms. Mann's DPW question.

Dan Krysenekas, resident, thanked the DPW for storm response, inquired about records related to the decision to decrease speed limits, commented about speeding in front of Township schools, inquired about reducing the speed limit on Montrose Road.

Mayor Viola requested a motion to close Public Comment. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a unanimous voice vote, Public Comment was closed.

13. Adjournment

Mayor Viola requested a motion to adjourn the meeting. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a unanimous voice vote, the meeting was adjourned at 7:57 P.M.



Brian M. O'Malley, RMC
Municipal Clerk

The next Township Committee Meeting will be a Meeting held on Wednesday, October 14, 2026, at 6:30 p.m. Town Hall, 1 Veterans Way, Colts Neck