TOWNSHIP OF COLTS NECK
PLANNING BOARD
MEETING MINUTES
SEPTEMBER 22, 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, Caswell, Lesbirel
ABSENT:	Taylor
ALSO PRESENT:	Michael Steib, Esq.; Timothy Anfuso, PP

APPROVAL OF MINUTES:

None.

RESOLUTIONS

None.

PUBLIC COMMENT

Mr. Kevin Leach, Counsel for Mockingbird Lane from Lieberman Blecher & Sinkevich, noted concerns over the Consistency Review for 2026-18. Mr. Leech spoke about a letter provided to the Board which concerns three elements of objection to the consistency of the ordinance. The property is surrounded by an agricultural use zone which is a fundamental change to the planned character of the property and surrounding properties, the overlay is inconsistent with the Town's low-density and agricultural planning framework, and the property's history and environmental constraints demonstrate the magnitude of impact for the proposed change.

Mr. Leach noted under MLUL the residents believe the Board should note the inconsistencies and find that the ordinance is inconsistent with the Master Plan.

Letter entered into evidence as "01 Letter from Lieberman Blecher & Sinkevich".

ADMINISTRATIVE ITEMS

Mr. Anfuso, sworn, testified that all three ordinances stem from the March 9th 2026 order from Honorable Linda Grasso Jones is not consistent with the Fair Housing Act and ordered Colts Neck Township to rezone for higher-density affordable housing for three properties which are reflected on the agenda.

The rezoning specified density for each area. For the A-8 Obre Road Property she ordered 212 Townhouse units comprised of 104 three-story stacked market rate units, 58 two-story market rate units, 20 two-story affordable housing units, 30 three-story AH units with 50 AH units total out of 212 total. For A-9 Wellspring property she ordered 263 units 210 market rate and 53 affordable housing units. For A-10 Dutch Lane property she ordered 389 units, 311 market rate units and 78 affordable housing units.

In response to the March 9th 2026 order, the Planning Board adopted an amendment on April 7th 2026 to the Housing Element and Fair Share Plan which essentially implemented the order from the Judge to reflect the notations of density as ordered. As such, these overlays as proposed are consistent with the Township's Master Plan and Housing Element and Fair Share Plan.

Mr. Steib noted Mr. Leach is a representative for a matter that is in litigation and as such the Board should limit comments and not delve into the history of the area. Mr. Steib noted this is simply a review of whether the ordinances are consistent with the Master Plan to which Mr. Anfuso provided testimony on how they are. It was further noted that A-9 and A-10 are under protest and there is intention to appeal, the ordinances language also states the same.

1. Consistency Review: Ordinance No. 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"

Motion to find the ordinance 2026-14 is consistent with the Master Plan:

OFFER:	Viola
SECOND:	Stivala
AFFIRMATIVE:	Corsi, Viola, Buzzetta, Lutkewitte, Stivala, Montalvo, Caswell
NEGATIVE:	Sullivan, Taeschler

2. Consistency Review: Ordinance No. 2026-17 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-9 Overlay Residential District"

Motion to find the ordinance 2026-17 is consistent with the Master Plan:

OFFER:	Viola
SECOND:	Stivala
AFFIRMATIVE:	Corsi, Viola, Buzzetta, Lutkewitte, Stivala, Montalvo, Caswell
NEGATIVE:	Sullivan, Taeschler

3. Consistency Review: Ordinance No. 2026-18 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-10 Overlay Residential District"

Motion to find the ordinance 2026-18 is consistent with the Master Plan:

OFFER:	Viola
SECOND:	Corsi
AFFIRMATIVE:	Corsi, Viola, Lutkewitte, Stivala, Montalvo, Caswell
NEGATIVE:	Sullivan, Taeschler, Buzzetta

NEW BUSINESS

None.

DISCUSSION

None.

MOTION TO ADJOURN

A motion to adjourn was made at 7:25 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 22, 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