TOWNSHIP OF COLTS NECK
PLANNING BOARD
MEETING MINUTES
OCTOBER 13, 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, Taeschler, Stivala, Montalvo, Caswell, Lesbirel, Taylor
ABSENT:	Lutkewitte (EA), Sullivan (EA)
ALSO PRESENT:	Michael Steib, Esq.; Timothy Anfuso, PP

APPROVAL OF MINUTES:

Motion to approve the September 8, 2026, Planning Board Meeting Minutes:

OFFER:	Stivala
SECOND:	Buzzetta
AFFIRMATIVE:	Corsi, Viola, Buzzetta, Taeschler, Stivala, Montalvo, Lesbirel, Taylor
NEGATIVE:	None

Motion to approve the September 22, 2026, Planning Board Meeting Minutes

OFFER:	Viola
SECOND:	Stivala
AFFIRMATIVE:	Corsi, Viola, Buzzetta, Taeschler, Stivala, Montalvo, Caswell, Lesbirel
NEGATIVE:	None

RESOLUTIONS

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

Memorialization of a Resolution granting a two-year extension of time to the approved Final Major Subdivision Approval. The extension will retroactively commence on July 11, 2025 and expire July 11, 2027.

Resolution to approve two-year extension of time for PB754A.

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

2. PB703D Orchards Shopping Center – 340 Route 34: Block 46, Lot 13 + 14

Memorialization of a Resolution granting 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.

Resolution to approve PB703D.

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

PUBLIC COMMENT

None.

ADMINISTRATIVE ITEMS

1. Special Meeting – October 27, 2026

Mr. Anfuso notified members of a special meeting the Planning Board will hold in response to an error in noticing on the previously reviewed A-10 Overlay district.

2. PB762 Mumford Homes – Hockhockson + Obre Road: Block 53, Lots: 4, 5, 7

Request for a one-year extension of time to the approved Preliminary & Final Major Subdivision Approval. The extension will retroactively commence on January 14, 2026 and expire January 14, 2027.

Mr. Dante Alfieri, counsel on behalf of applicant. Mr. Alfieri noted he would like to updated to a two-year extension due to the DEP processing timelines and allow the application to continue moving through the perfection process through January 2028.

Mr. Anfuso, sworn, noted no changes have been made to A-7 zone which would impact considerations for the extension. He further opined that the request is reasonable due to the

conditions required to close out the action for the application which involve perfecting a plat, DEP, and homeowners' association documentation.

OFFER:	Viola
SECOND:	Taeschler
AFFIRMATIVE:	Corsi, Viola, Buzzetta, Taeschler, Stivala, Montalvo, Caswell, Lesbirel, Taylor
NEGATIVE:	None

NEW BUSINESS

None.

DISCUSSION

1. 2026 Master Plan: Reexamination Report.

Mr. Tim Anfuso noted this review of the report was for Planning Board feedback with the hopes that a report could be produced in order to schedule the public hearing for consideration of adoption.

Mr. Anfuso began by reviewing what the 2020 report identified as objectives which were noted as: preservation of the open character of the Township as a low-density residential area with agricultural activity, designation of lower densities in major areas of underdeveloped land, locating higher density residential zoning in the southwestern corner of the Township (A-4 and A-6 Zones) to implement the Township's affordable housing obligation, confining commercial uses to an area along State Highway Route 34 that is south of Yellow Brook and north of State Highway Route 18, the industrial base should not be expanded above its present locations and intensity, and public water and sanitary sewer facilities shall not be further extended into the Township.

Mr. Anfuso discussed Sections C, D and E discuss how the objectives have evolved and that the main deviations are for court ordered changes, reporting/recommendations from the County, and/or considerations out of Naval Weapons Station Earle. Further captures are the recommendations for the rezoning of the B-3 district lots 18.01, 18.02, and 19 to the A-3 village residential district in considerations of the settlement agreement.

Mr. Anfuso discussed Synergy Stables 31-acre site currently developed with a single-family dwelling, stable, riding ring, and auxiliary farm support building and a recommendation for an A-11 overlay zone to allow development following A-1 cluster regulations with a 20% set aside for Affordable Housing. This location is strategic choice due to 55,000 square foot lots and overall density of 2 units an acre and still maintain water and onsite sewer while discouraging public sewer and water from Tinton Falls. This consideration would be a maximum of 14 single-family dwellings and is compatible with the development pattern in surrounding area.

Mr. Anfuso noted there is a recommendation to return to the prior cluster calculations of two units per acre with the desire to preserve greenways, open space and buffers surrounding residential developments and that the parking lot lighting code update involved requiring LED light source and a Kelvin limit to encourage softer lighting.

Mr. Anfuso also noted removal of the Colts Neck Affordable Housing Alliance by name, however, leaving a notation in that it would be recommended to pursue a generic scattered-site strategy without highlighting any specific non-profit. Board members agreed it would ultimately be up to the Township Committee during their review whether this notation would be removed.

From other Board comments in previous reads, the deer management program added a notation for future developers, where consistent with ordinance and law, coordinate with the NJ DEP, Division of Fish & Wildlife and obtain a deer depredation permit to reduce excessive populations and minimize the displacement of deer.

Mr. Buzzetta noted he would like to see verbiage to capture the consideration of residential and non-residential structure on page 24 in reference to affordable housing partnerships. He also noted concerns about sewerage package plants which he noted as seen on page 16 seems to be an endorsement. Mr. Anfuso noted that similar systems exist at Colts Neck Inn, Orchards Shopping Center, the Elementary and High Schools, and Huddys so the situation is not unique.

Mr. Taylor noted concerns that there is not enough incentive for EV parking and the township has lack of infrastructure for the use of electric vehicles. Mr. Anfuso did reference the ordinance that was passed which would allow existing owners to install an EV stall as well as any new site plans having the considerations for EV installation.

The Board opened comments up to the public.

Ms. Elisa Spada, Mercer Road resident, voiced concerns that the Township is not pursuing public water and shared sewer systems. Mr. Steib noted that opening up a town for public water or sewer will increase required housing from the state and increased pressure to build. Mr. Anfuso further stated that the planning principles for Colts Neck specifically does not want the infrastructure to extend public water or sewer and then host the density that it will generate.

MOTION TO ADJOURN

A motion to adjourn was made at 7:39 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 October 13, 2026, adopted by the Planning Board of Colts Neck Township at its meeting held on November 10, 2026.

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