COLTS NECK TOWNSHIP
Township Committee Regular Meeting Minutes
October 14, 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. 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 OCTOBER 14, 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"
3.

   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 OCTOBER 6, 2026 NOTING THE MEETING TIME CHANGE FROM 6:30 P.M. TO 6:00 P.M ."

4. Roll call by 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, Municipal Clerk Brian O'Malley , Township Planner Tim Anfuso

5. Resolution 2026-187 – Executive Session – Potential Litigation, and Property Acquisition.

   Mayor Viola requested a motion to approve Resolution 2026-187. On a motion by Committeeman Tobia, seconded by Committeewoman Buss and on a unanimous voice vote, the resolution was adopted.

Executive session was called to order at 6:02 P.M.

Township Committee returned to Public Session at 6:44 P.M.

6. Mayor Viola asked everyone to join in the salute to the flag.

7. Mayor Viola asked for a moment of silence.

8. Oath of Office – Municipal Clerk - Brian O'Malley

   Mayor Viola administered the oath of office to Municipal Clerk Brian O'Malley.

9. Proclamations
   a. Breast Cancer Awareness Month

   The Breast Cancer Awareness Month Proclamation was presented by Committeewoman Buss

   b. Red Ribbon Week

   The Red Ribbon Week Proclamation was presented by Mayor Viola

10. Discussion Items
    a. 4 Lakeview Terrace – Vacation of Unimproved Cul-de-sac – John Hayes

Township Committee had no objection to moving this item forward for introduction.

b. No Parking Trump National Boulevard & Professional Circle

Committeeman Tobia requested that this item be tabled. Township Committee agreed to table for a future meeting.

c. Schedule of Limitations – Residential and Agricultural District

First Reading/Introduction: Ordinance 2026-24 AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102, "DEVELOPMENT REGULATIONS," PART 4 ZONING AND DESIGN REQUIREMENTS FOR RESIDENTIAL DISTRICTS, ARTICLE VIII ZONING REQUIREMENTS, SUBSECTION 102-87 SCHEDULE OF LIMITATIONS: RESIDENTIAL AND AGRICULTURAL OF THE CODE OF COLTS NECK TOWNSHIP

Mayor Viola requested a motion to introduce Ordinance 2026-24. 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. Appendix D – Fire Apparatus

First Reading/Introduction: Ordinance 2026-25 - 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 introduction Ordinance 2026-25. 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					

11. Presentation – Scattered Sites – Affordable Housing Alliance – Patrick Lesbirel

Mayor Viola invited Patrick Lesbirel from the Affordable Housing Alliance to make a presentation to the governing body and the public.

Mayor Viola announced that there would be an early period of Public Comment so that attendees could ask questions of the presenter. Mayor Viola requested a motion to open for Public Comment. On a motion by Committeeman Tobia, seconded by Deputy Mayor Buzzetta, and on a voice vote, Public Comment was opened.

Kevin O'Brien, resident, inquired about the cost of this model, inquired whether housing could be restricted, inquired about maintenance, inquired about NJHOMES grant.

Stephen Haddad, resident, commented in support of the model.

Vivini Chanderana, resident, commented on proposed affordable housing projects, commented on traffic related to affordable housing, commented in support of this model.

Patricia Mitchell, resident, inquired about overlay zones, commented in opposition to scattered sites plan, advocated for a PILOT trial.

Joe Shagorowsky, resident, commented in support of the presentation, inquired whether additional discussion could occur at a future meeting.

Marianne Cuculo, resident, inquired whether the Township Committee approved the proposal and whether it would be incorporated into the Master Plan, commented in opposition to scattered site plan, commented in opposition to the Township working with an NGO on affordable housing development.

Brian Toverla, resident, commented in support of the scattered site plan, commented in support of utilizing pre-fabricated/modular housing.

Andrea Cracolici, resident, inquired about whether there is a maximum number of acres that can by sold or donated.

Phil Petraca, resident, inquired about bike lanes, commented on the downtown business district.

Nunzio Nucci, resident, inquired about the possibility of land being donated, commented about potential developers for such properties.

Joe Shagorowsky, resident, commented about affordable housing and the three potential sites currently under consideration.

Phil Petraca, resident, commented on safety measures related to building.

Sue Bariant, resident, traffic related to development, inquired about how well water systems affect state affordable housing numbers.

Marianne Cuculo, commented in opposition to the potential development at the Synergy property.

Laurie Bennett, resident, commented on the scattered site proposal.

Nick Azone, resident, inquired about private real estate development versus public, commended on landmarks.

Nunzio Nucci, resident, inquired about the sale cap price.

John Cantalupo, resident, commented in support of the governing body not putting this model/proposal into the Master Plan.

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

12. Minutes
    a. August 26, 2026 – Regular Meeting
    b. August 26, 2026 – Executive Session
    c. September 9, 2026 – Regular Meeting
    d. September 9, 2026 – Executive Session

    Mayor Viola requested a motion to approve the August 26, 2026 regular and executive session minutes and the September 9, 2026 regular and executive session minutes. On a motion by Deputy Mayor Buzzetta, seconded by Committeeman Tobia, 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	M	X			
Rizzuto		X			
Torchia Buss		X			
Tobia	S	X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

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13. Old Business

    a. **Second Reading/Public Hearing:** 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

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

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

    Mayor Viola requested a motion to adopt Ordinance 2026-19. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was adopted on final reading.

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					

    b. **Second Reading/Public Hearing:** 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 open for Public Hearing. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a voice vote, Public Hearing was opened.

Kevin O'Brien, resident, inquired about the availability of all ordinances and accompanying packets material being available on the Township website.

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

Mayor Viola requested a motion to adopt Ordinance 2026-20. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was adopted on final reading.

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. **Second Reading/Public Hearing:** 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 open for Public Hearing. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a 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, the Public Hearing was closed.

Mayor Viola requested a motion to adopt Ordinance 2026-21. On a motion by Committeeman Tobia, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was adopted on final reading.

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

d. **Second Reading/Public Hearing:** 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

Township Planner Anfuso provided background on this ordinance.

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

Phil Petraca, resident, inquired about new fee structure, commented in opposition to the ordinance.

Mayor Viola requested a motion to close Public Hearing. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a voice vote, the Public Hearing was closed.

Mayor Viola requested a motion to adopt Ordinance 2026-22. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a roll call vote, the ordinance was adopted on final 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					

14. New Business

a. **First Reading/Introduction:** Ordinance 2026-18 – AN ORDINANCE AMENDING AND 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" UNDER PROTEST Block 11, Lot 3.02 (151 Dutch Lane Road)

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					

b. 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 2026-188 – Authorizing and Approving Addendum to Employment Agreement – John Antonides
B. Resolution 2026-189 – Confirming Appointment of Mid Jersey Joint Insurance Fund (JIF) Commissioner – John Antonides
C. Resolution 2026-190 – Authorizing Acceptance of Halloween Hayride Services from Atlantic Farms, Inc.
D. Resolution 2026-191 – Accepting the Resignation of Township Employee Tom Frank
E. Resolution 2026-192 – Authorizing Refund of the Balance of 2025 Property Taxes
F. Resolution 2026-193 – Appointing Part-time Well Inspector Gus Baxes
G. Resolution 2026-194 – Confirming Hiring of Code Enforcement Officer Victor Huhn

Mayor Viola requested a motion to approve the Consent Agenda, including Resolutions 2026-188 through 2026-194. 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 abstained from voting on item C, Resolution 2026-190.

15. Approval of Vouchers

Deputy Mayor Buzzetta provided an overview of the bills list.

Mayor Viola requested a motion to approve the bills list. On a motion by Deputy Mayor Buzzetta, seconded by Committeeman Rizzuto, 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	S	X			
Torchia Buss		X			
Tobia		X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

Committeeman Tobia voted no on any bills related to The Grande and the Chiesa Law Firm.

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 any bills related to Bucks Tree Service, Best Horticulture, and Jolene Landscaping.

16. Township Committee Reports

Committeeman Tobia provided a report that included updates from the Sports Foundation and commended Recreation Director Colby Marques and DPW Director Lou Bader.

Committeewoman Buss provided a report that included updates from the Friends of the Library and also JCP&L and the BPU.

Committeeman Rizzuto provided a report that included the upcoming cemetery dedication ceremony, the upcoming Halloween Hayride event, the Police Department, and the Long Range Planning Committee.

Deputy Mayor Buzzetta provided a report that included an update from the Board of Education and bus traffic safety.

Mayor Viola provided a report that included brush collection,, the Recreation Committee, and shared a letter from a Colts Neck neighbor.

17. 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.

Stephen Hadad, resident, commented on Rancho Pollo and Route 537, commented on a particular farm redirecting traffic, commented on overparking on Rancho Pollo.

Denise Hornick, resident, commented on the traffic caused by Carm's Farm.

Kevin O'Brien, resident, commented on eminent domain, commented on the tree removal program, commented on a golf course dumping waste, inquired about a food truck parked on a resident's property, commented on a dilapidated house on Clover Hill.

Marianne Cuculo, resident, commented on the Master Plan, commented on the potential development at Synergy Farm.

Patricia Mitchell, resident, Commented on the traffic caused by Carm's Farm.

Al Bartony, resident, commented on a snow event from January 2026, commented on excessive salting, commented on the snow and ice plan.

Vivini Chaderani, resident, commented on the traffic and accidents on her road, inquired about a potential increase in traffic due to affordable housing.

Christina Stepdown, resident, commented on the cars and traffic caused by Carm's Farm.

Adele Sessa, resident, commented on the traffic on Five Points Road, commented on tractor trailers and other large trucks using Five Points Road.

Dan Krysenekas, resident, commented on the enforcement of new speed limits on Montrose and Cedar.

John Cantalupo, resident, inquired about the ability to public comment at Planning Board meetings, recommended public comment at the beginnings of public meetings, commented on potential development at the Synergy farm.

Sherry Kalimusa, resident, commented on the increased traffic on Route 537.

Resident, commented on giving tickets to those who violate the rules on Rancho Pollo, commented on the water company's involvement in affordable housing development.

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

18. Adjournment

Mayor Viola requested a motion to adjourn the meeting. On a motion by Committeeman Rizzuto, seconded by Committeewoman Buss, and on a unanimous voice vote, the meeting was adjourned at 9:57 P.M.



Brian O'Malley, RMC
Municipal Clerk

The next Township Committee Meeting will be a Meeting held on Wednesday, October 28, 2026, at 6:30 p.m. Town Hall, 1 Veterans Way, Colts Neck