# TOWNSHIP OF COLTS NECK
# PLANNING BOARD
# MEETING MINUTES
# OCTOBER 27, 2026, AT 7:00 P.M.

Mr. Lutkewitte called the meeting to order by reading the following statement: "As Vice Chairman and 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: Viola, Buzzetta, Lutkewitte, Sullivan, Stivala, Montalvo, Caswell, Lesbirel

ABSENT: Corsi (EA), Taeschler (EA), Taylor (EA)

ALSO PRESENT: Michael Steib, Esq.; Timothy Anfuso, PP

## APPROVAL OF MINUTES:

None.

## RESOLUTIONS

None.

## PUBLIC COMMENT

Vice Chairman Lutkewitte opened the floor for public comment; no comments were made.

## ADMINISTRATIVE ITEMS

1. **Consistency Review: Ordinance No. 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**

**WHEREAS,** the Applicant appeared before the Planning Board of the Township of Colts Neck on October 13, 2026, due Notice of said meeting having been given in accordance with New Jersey Statutes, the Open Public Meetings Act, the Municipal Land Use Law and a quorum of the Planning Board being present the application was heard; and

**WHEREAS**, the Applicant having been represented by counsel Dante Alfieri, Esq. who presented the request for extension and the Planning Board having heard the request and having examined the Exhibits submitted by the Applicant and having considered all of the evidence presented in favor of or in opposition to the request, the Planning Board has made the following findings of fact:

1. The Planning Board has received and reviewed the following documents, Exhibits and reports:

1.1 Correspondence from Salvatore Alfieri, Esq., dated September 2, 2026, requesting a one (1) year extension of approval.

1.2 The Planning Board heard the testimony of Township Planner Timothy Anfuso, who advised the Board that the circumstances pertaining to the approval have been unchanged since the grant of approval such that the basis for the grant of approval remains valid.

2. The Planning Board finds that the circumstances pertaining to the subject property including the zoning of the property and the physical characteristics of the site and the surrounding community have not changed since the grant of approval on January 14, 2025. Consequently, the circumstances upon which the approval was based have not changed and the approval remains viable such that it is appropriate to grant a one (1) year extension of approval at this time.

3. The Planning Board finds that its findings and conclusions as set forth in this prior Resolution dated January 14, 2025, remain intact and are incorporated herein by reference.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Colts Neck on this 10th day of November 2026, that the request of **ROGER MUMFORD HOMES, LLC** for its first one (1) year extension of Final Major Site Plan approval with Variances and Design Standard Waivers be and is hereby granted which approval shall be and is expressly conditions upon compliance with the following terms and conditions:

1) All conditions contained in prior Resolutions pertaining to the subject property shall be continuing conditions of this Resolution and are incorporated by reference herein.

**BE IT FURTHER RESOLVED** that nothing herein shall excuse compliance by the Applicant with any and all other requirements of this Municipality or any other governmental entity.

**BE IT FURTHER RESOLVED** that a written copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Applicant, to the Construction Code Official of the Township of Colts Neck and to the Code Enforcement Official of the Township of Colts Neck. A written copy of the certified Resolution shall also be filed in the office of the Administrative Officer of the municipality, which copy shall be made available to any interested party and available for public inspection during normal business hours.

**BE IT FURTHER RESOLVED** that a proper notice of this decision be published once in the official newspaper of the Municipality or in a newspaper in general circulation within the Township, and/or an online news publication eligible to publish legal notices for municipal-wide circulation pursuant to N.J.S.A. 35:3-1 et. seq.

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| OFFERED BY: | | Stivala |
| SECONDED BY: | | Taeschler |
| ROLL CALL: | | |
| | YES: | Corsi, Viola, Sullivan, Taeschler, Stivala, Caswell, Lesbirel |
| | NO: | None |

I certify that the above is a true and exact copy of the Resolution adopted by the Planning Board of the Township of Colts Neck at its meeting held on November 10, 2026.

**Secretary, Planning Board**
**Township of Colts Neck**