# COLTS NECK TOWNSHIP
**Township Committee Regular Meeting Minutes**
**October 28, 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 5:32 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"

   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 20, 2026 NOTING THE MEETING TIME CHANGE FROM 6:30 P.M. TO 5:30 P.M ."

3. 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 (joined by telephone), Committeeman John Tobia

   Also Present: Township Attorney Meghan Bennett, Municipal Clerk Brian O'Malley

4. Resolution 2026-195 – Executive Session – Potential Litigation, Personnel and Property Acquisition.

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

*Executive session was called to order at 5:39 P.M.*

*Township Committee returned to Public Session at 6:40 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. Old Business – Part I

   a. **Second Reading/Public Hearing**: 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 10285.4, "A-10 OVERLAY RESIDENTIAL DISTRICT" UNDER PROTEST Block 11, Lot 3.02 (151 Dutch Lane Road)

      Mayor Viola noted that this ordinance was being reconsidered for adoption due to a noticing issue after a previous hearing.

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

Township Attorney advised that due to the noticing issue and the fact that this was a second hearing for the ordinance, all public comments made during the first Public Hearing would be included in the record for this ordinance.

Observing no requests for public comment, 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, Public Hearing was closed.

Mayor Viola requested a motion to adopt Ordinance 2026-18 on final reading. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was adopted.

| **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 | | | | | |

8. Discussion Items
   a. Fire Apparatus Consultants, LLC (FAC) Report

Mayor Viola invited OEM Coordinator/EFC Member Tyler Badaracco to answer questions from the Township Committee.

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

Mayor Viola requested a motion to adopt Resolution 2026-205, titled "AUTHORIZING THE PURCHASE OF SPARTAN 100' REAR MOUNT PLATFORM FIRE TRUCK WITH 5-YEAR WARRANTY FOR THE COLTS NECK FIRE DEPARTMENT SOURCEWELL CONTRACT# 08025-RVG $2,286,991.00". On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, 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 | S | X | | | |
| Rizzuto | | | | X | |
| Torchia Buss | M | X | | | |
| Tobia | | | X | | |
| M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent | | | | | |

Committeeman Tobia expresses his support for the Fire Department obtaining a new ladder truck but expressed his opposition with this specific spec proposal.

Committeeman Rizzuto abstained from voting.

   b. PTO Request for Waiver of Alcohol Prohibition – Bucks Mill Park

The Township Committee discussed and found no opposition to moving forward with this approval during the Consent Agenda.

   c. 2026 Municipal Best Practices Inventory

Deputy Mayor Buzzetta presented the report on behalf of the Finance Committee.

9. Minutes
   a. September 23, 2026 – Regular Meeting
   b. September 23, 2026 – Executive Session
   c. September 30, 2026 – Regular Meeting
   d. September 30, 2026 – Executive Session
   e. October 14, 2026 – Regular Meeting
   f. October 14, 2026 – Executive Session

Mayor Viola requested a motion to approve the September 23, September 30, and October 14 Regular and Executive Session minutes. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, 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 | S | X | | | |
| Rizzuto | M | X | | | |
| Torchia Buss | | X | | | |
| Tobia | | X | | | |
| M - Moved S - Seconded X - indicates vote | | NV - Not Voting | | Ab - Absent | |

10. Old Business – Part II

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

Tom Orgo, resident, inquired about the contents and the purpose of the ordinance, inquired about what specific changes would be made to Development Regulations.

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, Public Hearing was closed

Mayor Viola requested a motion to adopt Ordinance 2026-18 on final reading. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was adopted.

| 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 2026-25 - 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 open for Public Hearing. On a motion by Deputy Mayor Buzzetta, seconded by Committeeman Rizzuto, 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 Deputy Mayor Buzzetta, and on a voice vote, Public Hearing was closed.

Mayor Viola requested a motion to adopt Ordinance 2026-25 on final reading. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was adopted.

| 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 | |

11. New Business

a. **First Reading/Introduction:** Ordinance 2026-26 AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF COLTS NECK TOWNSHIP, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY TO VACATE A TOWNSHIP OWNED RIGHT OF WAY ON LAKEVIEW TERRACE

Mayor Viola requested a motion to adopt Ordinance 2026-26 on first reading. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a voice vote, the ordinance was adopted on first reading. Public Hearing scheduled for November 12, 2026.

| 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. Consent Agenda

A. Resolution 2026-196 – Authorizing Award of Contract Various Drainage and Roadway Improvements – S Brothers Inc.
B. Resolution 2026-197 – Establishing Halloween Curfew Hours
C. Resolution 2026-198 – Confirming Hiring of Administrative Assistant to the Recreation Department – Jennifer Chevestick
D. Resolution 2026-199 – Authorizing Purchase of Vehicle Installation Package for Colts Neck Police Department

E. Resolution 2026-200 – Approving Waiver of Alcohol Prohibition for Bucks Mill Park Event Rental
F. Resolution 2026-201 – Appointing Deputy Municipal Clerk and Authorizing Compensation Adjustment for Colts Neck Employee – Alexandra Tucker
G. Resolution 2026-202 – Authorizing Compensation Adjustment for Colts Neck Employee – Lauren Ondrush
H. Resolution 2026-203 – Enabling the Execution of an Amendment to Funding Agreement with the Green Acres Program
I. Resolution 2026-204 – Authorizing Acceptance of Grant Agreement with Monmouth County for the Bucks Mill Park Facilities Improvement Project

***Resolution 2026-198 – Confirming Hiring of Administrative Assistant to the Recreation Department – Jennifer Chevestick was TABLED*

Mayor Viola requested a motion to approve the Consent Agenda, including Resolutions 2026-196 through 2026-204, with Resolution 2026-198 removed. On a motion by Deputy Mayor Buzzett, seconded by Committeeman Rizzuto, 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 | M | X | | | |
| Rizzuto | S | X | | | |
| Torchia Buss | | X | | | |
| Tobia | | X | | | |
| M - Moved S - Seconded X - indicates vote | | NV - Not Voting | | Ab - Absent | |

12. 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 fire apparatus consultants.

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.

13. Mayor's Report

Mayor Viola provided a report that included the Township's new social media accounts on Facebook and Instagram, the summary judgment related to The Grande litigation, Early Voting hours and dates, and the upcoming paper shredding event.

14. Township Committee Reports

Committeeman Tobia provided a report that included updates from the Environmental Commission, the recent Halloween events, recognition of local businesses, the importance of agrotourism, The Grande litigation, and the First Aid report.

Committeewoman Buss did not have a report for this meeting.

Committeeman Rizzuto provided a report that included the PTO trunk-or-treat event, the All Hallows Eve event, the Historic Preservation Committee, the Logan-Bennett Cemetery dedication, the Joshua Huddy birthday event, the Veterans Day event, and the Police Department.

Deputy Mayor Buzzetta provided a report that included an update from the Board of Education, the Police Department report, and the statutory judgment related to The Grande.

Mayor Viola provided a report that included the PTO trunk-or-treat event, the donations from the CNBA to first responders, the Haunted Hayride event, brush collection, leaf collection, the Recreation Committee, and Affordable Housing.

15. Comments from the Public

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

Al Bartony, resident, read a prepared statement, left a copy for the record, commented on the OPRA process, and commented on the snow and ice control plan.

Michele Battista, resident, inquired about changes to the Master Plan, commented on local farms, thanked all those who made the HPC All Hallows Eve event possible.

Tom Orgo, resident, commented on local farming and traffic, commented in support of local farmers.

Dan Krysanekas, resident, commented on changes to the Master Plan, commented on the Affordable Housing litigation, commented on speeding throughout the Township (particularly on Montrose Road).

CNPD Lieutenant Caswell commented on behalf of the Police Department regarding the department's response to recent traffic increases.

Kevin McKay, resident, commented in support of local farmer Carmine Spinella and efforts of the CNPD to manage traffic.

Carmine Spinella, business owner, commented in support of the Police Department and Chief DeVito, asked residents to support local farmers and in particular to support his farming efforts.

Jim Spinella, resident, commented in support of local business Carm's Farm, commented about farmland preservation.

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.

16. Adjournment

Mayor Viola requested a motion to adjourn the meeting. On a motion by Committeeman Tobia, seconded by Deputy Mayor Buzzetta, and on a unanimous voice vote, the meeting was adjourned at 8:08 P.M.



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Brian O'Malley, RMC
Municipal Clerk

***The next Township Committee Meeting will be a Meeting held on Thursday, November 12, 2026, at 6:30 p.m. Town Hall, 1 Veterans Way, Colts Neck***