

**PLANNING BOARD OF THE TOWNSHIP OF COLTS NECK  
RESOLUTION ADOPTING THE 2025 COMPREHENSIVE FARMLAND  
PRESERVATION ELEMENT OF THE MASTER PLAN**

**WHEREAS**, the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-28 et. seq.) provides the local Planning Board jurisdiction to adopt a Master Plan and the Elements thereof; and

**WHEREAS**, the Colts Neck Master Plan was adopted on February 10, 2004; and

**WHEREAS**, the Colts Neck Planning Board adopted a Master Plan Re-Examination Report on February 9, 2010; and

**WHEREAS**, the Colts Neck Planning Board adopted a Master Plan Re-Examination Report on January 14, 2020; and

**WHEREAS**, the Colts Neck Planning Board adopted Addendum No. 1 to the January 14, 2020 Master Plan Re-Examination Report on August 11, 2020; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, the Planning Board may prepare and after public hearing, may amend a Master Plan or component parts thereof to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28b(13) municipalities may adopt a farmland preservation plan element, which shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging moneys made available through a variety of mechanisms including but not limited to, utilizing option agreements, installment purchases, and encouraging donations or permanent developments easements, and

**WHEREAS**, the Township Planner, Timothy Anfuso, P.P. prepared a report titled "2025 Comprehensive Farmland Preservation Element of the Master Plan; and

**WHEREAS**, pursuant to the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and specifically N.J.S.A. 40:55D-28 and N.J.S.A. 40:55D-13, the Planning Board conducted a public hearing on the 9<sup>th</sup> day of December 2025, due notice of said meeting having been given in accordance with New Jersey statutes, Open Public Meetings Act and the Municipal Land Use Law and a quorum of the Planning Board being present, the Planning Board reviewed and considered the proposed 2025 Comprehensive Farmland Preservation Element of the Master Plan along with any public comments thereon; and

**WHEREAS**, at the conclusion of the public hearing the Planning Board of the Township of Colts Neck voted to adopt the 2025 Comprehensive Farmland Preservation Element of the Master Plan prepared by Timothy Anfuso, P.P.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the Township of Colts Neck hereby adopts 2025 Comprehensive Farmland Preservation Element of the Master Plan prepared by Timothy Anfuso, P.P. as an element of the Master Plan.

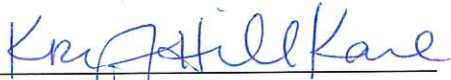
**BE IT FURTHER RESOLVED**, that the Public Notice of this action shall be published in the official newspaper of the Township as required by law within ten (10) days of the date of its adoption.

OFFERED BY: Lutkewitte  
SECONDED BY: Corsi

**ROLL CALL INDICATED:**

APPROVE: Tobia, Torchia Buss, Corsi, Lutkewitte, Sullivan, Taeschler, Viola, Stivala,  
Visci, Montalvo  
OPPOSE: None  
ABSTAIN: None

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Colts Neck Planning Board at their meeting held on December 9, 2025.



Krista Hill-Kane  
Planning Board Secretary