

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
JANUARY 13, 2015 MINUTES**

Mr. Crossan called the meeting to order by reading the following statement: “As Chairman and Presiding Officer of this meeting of the Planning Board, I hereby declare that the notice requirements of the law have been satisfied by prominently posting on the Township bulletin board a notice of this meeting, and that there has been transmitted by regular mail a notice to the Colts Neck Calendar and the Asbury Park Press and that a copy is on file in the Office of the Township Clerk. I further order that this public announcement be placed in the minutes of this meeting”.

Salute the Flag

Roll Call:

Present: Crossan, Corsi, Orgo, Kostka, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

Absent: Fitzgerald and Leccese

Also Present: Timothy Anfuso, P.P., Glenn Gerken, P.E., Mike Steib, Esq. and Ruth Leininger

**Reorganization:**

Mr. Kostka thanked Mr. Crossan on behalf of the Board for his time and efforts as Chairman this past year and stated the Board has a procedure in place to rotate the Chairman and Vice-Chairman. Mr. Kostka nominated George Corsi for Chairman, with no other nominations from the floor. Mr. Kostka made a motion to close nominations and this was seconded by Mr. Robinson and unanimously carried.

Motion to Appoint George Corsi as Chairman:

OFFER: Kostka

SECOND: Robinson

PRESENT: Crossan, Corsi, Orgo, Kostka, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

Mr. Robinson nominated Dave Kostka as Vice-Chairman, with no other nominations from the floor. Mr. Robinson made a motion to close nominations and this was seconded by Mr. Powell and unanimously carried.

Motion to Appoint Dave Kostka as Vice-Chairman:

OFFER: Robinson

SECOND: Powell

PRESENT: Crossan, Corsi, Orgo, Kostka, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

Mr. Kostka nominated Ruth Leininger as Secretary, with no other nominations from the floor. Mr. Kostka made a motion to close nominations and this was seconded by Mr. Robinson and unanimously carried.

Motion to Appoint Ruth Leininger as Secretary:

OFFER: Kostka

SECOND: Robinson

PRESENT: Crossan, Corsi, Orgo, Kostka, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

### **Approval of Meeting Dates for 2015**

February 10, 2015

March 10, 2015

April 14, 2015

May 12, 2015

June 9, 2015

July 14, 2015

August 11, 2015

September 8, 2015

October 13, 2015

November 10, 2015

December 8, 2015

Motion to approve 2015 Meeting Dates:

OFFER: Kostka

SECOND: Robinson

PRESENT: Crossan, Corsi, Orgo, Kostka, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

### **Chairman Appointments**

Mr. Corsi made the following appointments:

Street Coordinator: Lisa Singer-Fitzpatrick

Long Range Planning Committee: Crossan, Kostka and Robinson

Affordable Housing Subcommittee: Corsi, Lutkewitte and Powell

### **Appointment of Planning Board Engineer**

Mr. Kostka stated he reviewed the Engineer's contract and suggested the contract add the Political Contribution Disclosure Statement. Mr. Gerken stated he would provide the document.

Motion to appoint Planning Board Engineer, Glenn Gerken, P.E.

OFFER: Kostka

SECOND: Crossan

PRESENT: Crossan, Corsi, Orgo, Kostka, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

**Appointment of Planning Board Attorney**

Motion to appoint Planning Board Attorney, Michael B. Steib, Esq.

OFFER: Crossan

SECOND: Kostka

PRESENT: Crossan, Corsi, Orgo, Kostka, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and  
Bartolomeo

NEGATIVE: Kostka

**Approval of Minutes:**

November 13, 2014 Minutes Approved:

OFFER: Crossan

SECOND: Kostka

AFFIRMATIVE: Kostka, Orgo, Crossan, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

**PB708 – FJS Enterprises, LLC – Block 48, Lot 8 – 281 Route 34**

Application for a ninety-day extension of time to the Minor Subdivision Approval.

Mr. Anfuso confirmed there are only three minor things that must be finalized prior to the maps being filed. There have not been any changes to the ordinance that effect this application.

Motion to Grant Extension of Time:

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Corsi, Kostka, Orgo, Crossan, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick  
and Bartolomeo

NEGATIVE: None

**OLD BUSINESS:**

None

## **NEW BUSINESS:**

### **PB525B – Folio Art Glass – Block 48, Lot 44 – 273 Route 34**

Application for a Deviation to Final Major Site Plan Approval with Variance modifying Special Conditions 4 and 5 of the Resolution dated December 9, 2003 to allow 9,068 s.f. of medical use and 6,930 s.f. for office/retail use.

Ten items were marked as exhibits – Resolution dated August 10, 2001, Resolution dated December 11, 2005, correspondence from Two River Engineering, application, Development plan, review letter from Township Planner, email from Township Engineer, review letter from Environmental Commission, mounted color rendering of site plan and six photos mounted.

Sal Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito explained the current approval for this shopping center allows medical use on the first floor of the rear building and specialty retail and traditional retail/office use. The applicant is proposing to modify these conditions to allow a total of 9,068 s.f. of medical use in both buildings and the remaining 6,930 s.f. to be used for traditional retail/office use. There is adequate parking for the mixture of uses that exist today and they are requesting a variance to provide 86 off-street parking spaces where 95 spaces are required and are willing to bank seven parking spaces. The Board inquired as to how many exam rooms currently exist – Ray Folio, applicant - sworn. Mr. Folio stated the orthodontist had one large room with four or five chairs and one other exam room and the other doctor had three rooms.

Open to the public with no comments. The Board felt Mr. Anfuso should inspect the site and availability of parking within two years. The Board stipulated if the Township Planner deems a parking deficiency exists, the applicant will return to the Planning Board to review any parking issues and determine if the banked parking spaces and/or additional parking spaces should be developed. The Board also requires a Deed Restriction limiting the medical office use of the site to 9,068 s.f. with retail/office use at 6,930 s.f. The applicant also must provide cross access parking easement with adjoining property owners and must stripe the area of the Highway Access Management Road adjacent to the gas station for three additional parking spaces.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Corsi, Kostka, Orgo, Crossan, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

### **PB717 – Manor Homes @ Colts Neck – Block 22, Lots 11, 12, 13 & 14 – 302 Route 537**

Application for Preliminary & Final Major Site Plan Approval with Variance to construct 48 courtyard units in the A6 Zone.

Mr. Steib, Esq. announced that the notice the applicant sent out and published in the newspaper stated the hearing was Monday, January 13, 2015. Although the notice said Monday and not Tuesday the date was correct, the application can be heard. Thirty-three items were marked as exhibits – application, Environmental Impact Assessment Report, NJDOT applications, list of variances, narrative, soil elevation reports, conservation open space easements, restriction of easements, NJDEP encroachment permit, site plan, topographic drawings, architectural drawings, preliminary and final

site plan, correspondence dated December 2, 2014, landscape easement, Freehold Soil Recertification, LOI, operation manual, Architectural Review Committee's comments, completeness review, two reports from Township Planner, Landscape review from T & M, Engineer's review, Fire Marshall's review dated June 2005, Shade Tree Commission's comments, Environmental Commission's review, Board of Health comments, Architectural plans, Wastewater plans, color mounted approved landscape plan, color mounted sheet 8 of 15 and color mounted sheet 4 of 15.

Mike Vitiello, Esq. represented the applicant. Andrew Cangiano, Civil Engineer and Planner, Adam Stern, Design Engineer and Robert Ring, Architect – all sworn.

Andrew Cangiano, Engineer explained some of the site work, storm water work and retaining walls were started in 2007. The applicant now proposes to advance the project but is barred due to the Flood Hazard Regulations and the 300' riparian buffer. They have a new layout that is generally the same just more condensed. They are proposing a gravity sewer system for each courtyard that will go to the treatment plant and pumped to a disposal bed, the same as the prior system. The location of the treatment plant is different from the original approval. There will be 49 individual wells, one for each unit and one for the treatment plant which will all come from the Englishtown aquifer. Irrigation will come from the treatment plant well although it is not yet designed.

Robert Ring, Architect explained the size of the units have decreased from an average of 3,650 s.f. to an average of 3,000 s.f. There is a sound deadening material used between units all the way up to the roof deck and they will meet all building code requirements. They are proposing the same stone base on all units that were used in the prior approval as well as shaped chimney and design detail around the windows. The applicant agreed to add four dormers to the rear of building D1 and D3 to give an architectural feature. The Wastewater Treatment building will have the same exterior as the homes except it will have a metal roof and landscaping surrounding the building to screen it. The applicant was seeking a variance to allow a masonry ball on top of an entrance pier, the applicant agreed to eliminate the variance and maintain a six foot height.

Paul Szmajda, Landscape Architect – sworn. The Board requested the 75' buffer be delineated so homeowners would not encroach onto this area. Mr. Szmajda stated the buffer is bermed and easement markers are proposed they did not think a fence would look right and proposed more landscaping. The 75' buffer line came right up to some of the buildings, the Board thought it would be better to averaging the front buffer to give a little distance from the buildings.

Adam Stern, Engineer from Applied Water Inc. stated they have applied for an extension to the Treatment Works Approval and it is in process. The NJPDES Permit expired September 2011 but Mr. Stern stated it was still valid, Mr. Anfuso asked for verification.

The Board had concerns with 49 wells in close proximity, in the prior application there was more space between wells. The applicant didn't feel this would be a big issue and did not want any testing to hold up their application. The Board was very concerned not only for the new homeowners who will own their own well but also surrounding homeowners who could be affected. The Health Officer suggested a hydrogeology study to demonstrate the property can support 49 individual wells. The Board agreed and stated they would not vote on this application until they had the results of the hydrogeology study.

Open to the public with no comments or questions.

The applicant stated it would take 60 to 90 days to complete and process the testing and asked to carry the application to the March meeting while granting an extension of time to April 14, 2015. This application is carried to March 10, 2015 with no further notice.

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Crossan at 10:45 p.m. and this was seconded by Mr. Lutkewitte and unanimously carried.

I hereby certify that the above is a true and exact copy of the Planning Board Meeting minutes for the meeting conducted on January 13, 2015 adopted by the Planning Board of the Township of Colts Neck at its meeting held on March 10, 2015.

---

Ruth Leininger, Secretary  
Planning Board of the  
Township of Colts Neck