

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
FEBRUARY 14, 2017 MINUTES**

Mr. Robinson 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 News Transcript and Star Ledger 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: Robinson, Corsi (5 minutes late), Bartolomeo, Crossan (15 minutes late), Kostka, Leccese, Powel and Singer-Fitzpatrick

Absent: Orgo and Lutkewitte

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

APPROVAL OF MINUTES:

January 10, 2017 Minutes Approved:

OFFER: Kostka

SECOND: Leccese

AFFIRMATIVE: Bartolomeo, Kostka, Leccese, Powell and Singer-Fitzpatrick

NEGATIVE: None

RESOLUTIONS:

PB674 – McMahon – Block 7.02, Lot 34.01 and 34.13 – 32 Clover Hill Road

Memorialization of Resolution granting a second one year extension of time to the approved Final Major Subdivision. The extension of time will begin March 2017 and expire March 2018.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Powell

AFFIRMATIVE: Bartolomeo, Kostka, Leccese, Powell and Singer-Fitzpatrick

NEGATIVE: None

PB721 – Hockhockson Farm – Block 51, Lot 1.01 – 372 County Route 537

Memorialization of Resolution granting Preliminary Major Site Plan Approval to construct a 8,436 s.f. visitor center, reconstruct a 2,287 s.f. barn to be used as a 200 seat lecture room and host open farm tours in accordance with the Monmouth County Agricultural Development Board's Resolution 2016-5-1 granting a Site Specific Agricultural Management Practice to Hockhockson Farm in the AG Zone.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Powell

AFFIRMATIVE: Kostka, Leccese, Powell and Singer-Fitzpatrick

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

PB722 – Abbas – Block 46, Lots 10 & 11 – 43 & 45 County Route 537

Application for Preliminary and Final Major Site Plan with Variance to convert a general commercial building into medical offices.

Eighteen items were marked as exhibits – application, minor site plan, floor plans, survey, record drawing, easement right-of-way access, Engineer's review, Planner's review, filed deed restriction, driveway access, Health Officer's comments, Fire Marshall's comments, Architectural Review Committee's comments, aerial photo, Environmental Commission's comments, existing conditions drawing, color minor improvement plan and a photoboard with six photos.

Sal Alfieri, Esq. represented the applicant. Dr. Abbas, applicant – sworn. Dr. Abbas explained he is a psychiatrist who works at Jersey Shore Hospital Monday through Friday from 9 am to 5 pm. This office will be for his private practice where he will see patients between the hours of 5 pm and 9 pm only two nights and will be closed on weekends. During the evening hours there will be a receptionist and one therapist working as well. The office will also be open during weekdays where two therapists and one receptionist will be working. Therapy sessions will be one on one, no group therapy, and Dr. Abbas felt there was more than adequate parking available for his practice.

The walkout basement will be the main entrance and will contain a waiting area, exam room and TMS Treatment room which will be handicap accessible. The first floor proposes a reception area, two doctor offices and a TMS Treatment room. The third floor proposes a large conference room and a doctor's office. All rooms currently exist; if the board did not feel comfortable granting use to them all Dr. Abbas would be willing to eliminate the use of the third floor.

Kara Smith, Engineer – sworn. Ms. Smith explained the current septic is under the driveway and not large enough to accommodate the use; if this application is approved a new septic will be installed in the same general area. The current driveway will be eliminated to Route 537 and the parking lot will be interconnected with adjoining Lot 10, this will provide three more parking spaces.

The Board had concerns and wanted more information regarding the mixture of use and parking counts for the three buildings that will be sharing a driveway. The Board also wanted to applicant to find out the size of the septic they will be able to install and back into the size the building can accommodate.

Open to the public with no comments. This application is carried to the March 14, 2017 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Kostka at 8:25 p.m. and this was seconded by Mr. Crossan 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 February 14, 2017 adopted by the Planning Board of the Township of Colts Neck at its meeting held on May 9, 2017.



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