

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
MAY 9, 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, Bartolomeo, Orgo, Kostka, Powel and D'Eletto

Absent: Crossan, Leccese, Lutkewitte and Singer-Fitzpatrick

Also Present: Timothy Anfuso, P.P., Doug Freiburger, Esq., Glenn Gerken, P.E. and Ruth Leininger

**APPROVAL OF MINUTES:**

February 14, 2017 Minutes Approved:

OFFER: Kostka

SECOND: Powell

AFFIRMATIVE: Robinson, Corsi, Bartolomeo, Kostka and Powell

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

None

**OLD 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.

Sal Alfieri, Esq. represented the applicant and reminded the Board they were in front of them in February. At that time it was testified to that Dr. Abbas would be working in this location in the evenings however the Board wanted more information regarding the mixture of uses and parking with the neighboring office buildings. The Board also questioned whether the building met ADA compliance.

Mr. Frieberger, Esq. noted the applicant did renotice, he reviewed service and the Board had jurisdiction. Five new items were marked as exhibits – Township Planner's review letter, parking analysis, Township Engineer's review letter, Health Officer's review letter and Shade Tree Commission's review.

A.J. Garito, Engineer – sworn. Mr. Garito testified that the septic system for this building was designed to accommodate a building larger than 3,000 s.f. therefore it does not have to be upgraded. Mr. Garito stated he discussed this with the Health Officer and he agreed the septic is adequate.

Mr. Garito performed a parking analysis and reviewed it with the Board. Over a three day period when the analysis was done there were always available parking spaces. Between the three properties there are 29 total spaces and they are proposing to add 3 more for a total of 32 spaces. A shared access and parking easement will be required from the two adjoining properties in order to utilize all three lots. Mr. Garito felt the parking analysis gave justification for the Board to grant the parking variance. Dr. Abbas will only see patients in the evening and he can only see one patient at a time. Although there will be two employees working during the day he still felt there was adequate parking.

Open to the public. Mary Dwulet of The General Store – sworn. Ms. Dwulet said Retro Fitness seems to have monthly functions; they don't have enough parking and park in the General Store parking lot. This has been problematic and she is not comfortable with the Board granting variances for parking.

Dr. Abbas reiterated that there will only be one doctor seeing patients in this office and he can only see one patient at a time.

James Monteforte, Architect – sworn. Mr. Monteforte was responding to inquiries by the Board whether this building was ADA compliant. He stated that access to the building is ADA compliant and an elevator is not required.

The Board felt an approval could be granted with certain restrictions. The approval was conditioned upon a limit of three employees, only one doctor (physiatrist) and no group sessions, no more than two treatment room and two offices, no treatment room on the third floor, permits for all previous work

done in building, it must be ADA compliant and there must be a deed restriction for shared access and parking between the three office buildings (Lot 8, 10 and 11).

Motion to Approve the Application with Conditions:

OFFER: Corsi

SECOND: Powell

AFFIRMATIVE: Robinson, Corsi, Bartolomeo, Kostka and Powell

NEGATIVE: None

**NEW BUSINESS:**

None

**DISCUSSION:**

Mr. Kostka stated the Board may want to appoint a subcommittee to discuss the requirements that are stipulated in the by-laws for Chairman. Several members had to miss meetings due to work commitments last year leaving only three eligible members to be Planning Board Chairman. The Board felt that the Long Range Planning Committee should discuss this issue.

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Corsi at 8:35 p.m. and this was seconded by Mr. Kostka 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 May 9, 2017 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 13, 2017.



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