

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
MAY 13, 2014 MINUTES**

Mr. Corsi called the meeting to order by reading the following statement: “As Vice-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 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: Corsi, Fitzgerald, Orgo, Kostka, Leccese, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

Absent: Crossan

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

**Approval of Minutes:**

April 8, 2014 Minutes Approved:

OFFER: Robinson

SECOND: Kostka

AFFIRMATIVE: Fitzgerald, Orgo, Kostka, Leccese, Powell, Robinson and Bartolomeo

NEGATIVE: None

**RESOLUTIONS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Application PB690B – Huddy’s Inn – Block 48, Lot 19 – 20 Route 537 East**

Application for Deviation to Preliminary Major Site Plan and Final Major Site Plan in the B-1 Zone. The applicant proposes a 175 seat restaurant, lease a net area of 7,846 s.f. of the two story school as office space and lease a net area of 6,024 s.f. of the one-story wing as storage to tenants of the property.

Vincent Halleran, Esq. represented the applicant. Ten new items were marked as exhibits – letter from JV Engineering dated May 1, 2014, NJDEP Authorization Permit, banked parking exhibit, deviation plan, memo from Michael Steib, Esq. dated April 14, 2014, Planners’ report dated May 9, 2014, Engineer’s report dated May 9, 2014, Fire Marshall’s review dated May 2, 2014, aerial map and Environmental Commission report dated May 5, 2014.

John Vincenti, Engineer/Planner – sworn. Mr. Vincenti stated their revised submission shows a banked parking area showing 40 future parking stalls that could be installed if required along with a 30 space grass overflow parking area. It is their intention not to develop these areas but to discuss it with the Board when they come back in two years. If it is deemed necessary they will construct the spaces at that time. They are not providing a sidewalk linking Pebble Creek with Huddy’s at this time, this is also an item they would like to address when they come back in front of the Board. If a defined path becomes apparent they agree to install a walkway at that time. A Treatment Works Permits was received permitting for the school building to be used for office and storage, a 175 seat restaurant and a future bank which is not a part of this application.

The plan also shows the additional landscaping that was requested along the front of the school and a larger refuse enclosure that will accommodate both trash and recycling for all buildings. The applicant agrees to comply with both the Engineer’s and Planner’s comments in their review letters. There was discussion regarding recording the Resolution, the applicant does not want to do this. The Board is concerned with any future purchasers being aware of the unique nature of the existing building, it was decided that a condition of the resolution would be that the owner must disclose the resolution to any purchaser of the property. It was also agreed that a separate bond would be posted for the removal of the horse shoe drive in front of the old school if the property was not further developed.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Orgo

AFFIRMATIVE: Fitzgerald, Orgo, Kostka, Leccese, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

**Review Ordinance 2014 – 14, Ordinance Limiting Variance Extension of Time**

The Zoning Board of Adjustment believes that the ordinance should be amended to clarify how long a variance approval can be extended and recommends it be set at three one-year extensions consistent with the Municipal Land Use Law.

The Board felt the recommendation is consistent with the Municipal Land Use Law therefore it is consistent with the Master Plan.

Motion Ordinance 2014-14 is Consistent with the Master Plan:

OFFER: Kostka

SECOND: Robinson

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

NEGATIVE: None

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Fitzgerald at 8:00 p.m. and this was seconded by Mr. Orgo 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 13, 2014 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 10, 2014.

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