

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
APRIL 8, 2014 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 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, Fitzgerald, Orgo, Kostka, Leccese, Powell, Robinson and Bartolomeo

Absent: Corsi, Lutkewitte and Singer-Fitzpatrick

Also Present: Timothy Anfusio, P.P., Mike Steib, Esq., Patrick Jeffery, P.E. and Ruth Leininger

**Approval of Minutes:**

March 11, 2014 Minutes Approved:

OFFER: Fitzgerald

SECOND: Orgo

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

NEGATIVE: None

**RESOLUTIONS:**

**Application PB695 – DeSaye/Folgore – Block 7, Lots 7.01 & 7.11 – 55 Crine Road**

Memorialization of Resolution granting a one year extension of time to the approved Preliminary and Final Major Subdivision with Variances to reconfigure the existing lot line in the AG Zone. The extension of time will begin November 1, 2013 and expire November 1, 2014.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Leccese

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

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

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 7,625 s.f. of the one-story wing as storage to tenants of the property.

Vincent Halleran, Esq. represented the applicant. Fifteen items were marked as exhibits – application, correspondence from JV Engineering, architectural floor plans, survey, Deviation Site Plan, review letter from Township Planner, review letter from Township Engineer, correspondence from NJDEP, correspondence from Barkley Engineering, LLC, review from Fire Prevention Bureau, Architectural Review Committee’s comments, Board of Health comments, Shade Tree Commission comments, two color landscape plans – one that was previously approved and the other showing proposed and a color exhibit of building area.

John Vincenti, Engineer/Planner and Ray Longobardi, applicant – both sworn. Mr. Vincenti explained they previously received Site Plan approval which allows them to construct Huddy’s restaurant and occupy 3,850 s.f. of the existing school. However they now want to utilize more area of the school as both office space and storage for the tenants and Huddy’s. By doing this it also increases the parking requirements and they are seeking a variance to allow 125 off street parking stalls where 164 are required. Mr. Vincenti stated the peak usage of the office building and the restaurant would be different allowing the shared parking to work effectively. They are designating an overflow parking area where there is a gravel driveway however they do not want to develop the area because they do not feel it is necessary. The applicant stated he is not willing to interconnect the parking or have a pedestrian access easement with Pebble Creek Golf Course. Mr. Longobardi stated he will provide a pedestrian access but he does not want to record an easement. The Board indicated that if they grant the parking variance based on the shared parking theory, they would require the applicant to submit a plan showing banked parking areas to meet the required parking. Then two years after approval the applicant would be required to reappear before the Board to review the parking and determine if some or all of the banked stalls should be installed.

The applicant has a NJPDES permit allowing 7,500 gallons per day of treated wastewater from Huddy's and a new office building along with up to 1,050 gallons per day to an existing septic system associated with the existing building. The applicant feels if they take out the common areas, such as stairs, lavatories, corridors, mechanical and utility room they meet the requirements for their NJPDES permit but they are still awaiting clarification from the DEP.

Open to the public. Chris Whalen, 2 Twin Lakes Drive – sworn. Mr. Whalen stated this property backed up to a residential area and he would be happy if the overflow parking was not developed because it is closer to the homes and they would not have to hear it. He also asked if there were any restrictions for the outdoor dining hours for Huddy's. There are no specific restrictions for this property it would be whatever is stipulated in the ordinance.

The Board stated they would like to have clarification from the NJDEP or an alternate plan before they could make any decisions. The Board also wanted a walkway or easement location shown on a revised plan along with a timeframe as to when it would be installed. A new plan should also locate the dumpster and show the banked parking stalls meeting the parking requirement.

This application is carried to the May 15, 2014 meeting with no further notice.

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Fitzgerald at 9:20 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 April 8, 2014 adopted by the Planning Board of the Township of Colts Neck at its meeting held on May 13, 2014.

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