

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
JANUARY 9, 2018 MINUTES**

Mr. Corsi 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 the 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: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Bader, Singer-Fitzpatrick and D'Eletto

Absent: Robinson, Lutkewitte and Powell

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

Mr. Steib, Esq. stated there were several reappointments to the Board as well as Lou Bader joining and all needed to be sworn in. Mr. Bartolomeo, Mr. Orgo, Mr. Bader, Mr. Corsi, and Ms. Singer-Fitzpatrick all stood and took the Oath of Office.

**Reorganization:**

Mr. Kostka stated that in keeping with the rotation policy he nominated George Corsi for Chairman, Bob Lutkewitte as Vice Chairman and Ruth Leininger as Planning Board Secretary. Nominations were then opened to the floor. With no other nominations, Mr. Crossan made a motion to close nominations and this was seconded by Mr. Bartolomeo and unanimously carried.

Motion to Adopt the Full Slate:

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Bader, Singer-Fitzpatrick and D'Eletto

NEGATIVE: None

**Approval of Meeting Dates for 2018**

February 13, 2018  
March 13, 2018  
April 10, 2018  
May 8, 2018  
June 12, 2018  
July 10, 2018

August 14, 2018  
September 11, 2018  
October 9, 2018  
November 20, 2018  
December 11, 2018

All meeting dates are the second Tuesday of the month except November which is the third Tuesday and will be held at 7:30 p.m. at the Court House.

Motion to approve 2018 Meeting Dates:

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Bader, Singer-Fitzpatrick and D'Eletto

NEGATIVE: None

**Appointment of Official Newspapers**

Motion to appoint Asbury Park Press, Star Ledger & News Transcript as Official Newspapers:

OFFER: Crossan

SECOND: Kostka

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Bader, Singer-Fitzpatrick and D'Eletto

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**

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

OFFER: Crossan

SECOND: Orgo

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Bader, Singer-Fitzpatrick and D'Eletto

NEGATIVE: None

**Appointment of Planning Board Attorney**

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

OFFER: Bartolomeo

SECOND: Kostka

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Bader, Singer-Fitzpatrick and D'Eletto

NEGATIVE: None

**Approval of Minutes:**

December 12, 2017 Minutes Approved:

OFFER: Kostka

SECOND: Bartolomeo

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

NEGATIVE: None

**RESOLUTIONS:**

**PB726 – Petrillo – Block 16, Lot 10 – 89 Heyers Mill Road**

Memorialization of Resolution for a two lot Minor Subdivision with variances in the A-1 Zone.

Memorialize of Resolution:

OFFER: Orgo

SECOND: Bartolomeo

AFFIRMATIVE: Corsi, Bartolomeo, Orgo and Singer-Fitzpatrick

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**PB727 – Revolutionary Road Subdivision – Block 17, Lot 2 – 21 Revolutionary Road**

Application for Preliminary and Final Major Subdivision with variances to create three new residential lots in the A-1 Zone.

Nineteen items were marked as exhibits – application, survey, Preliminary and Final Major Subdivision Plan, Final Plat, Wetland Assessment, Operation and Maintenance Manual, Site Investigation Report, Environmental Assessment, Engineer’s Review letter, Planner’s Review letter, Shade Tree Commission comments, Architectural Review Committee’s comments, Environmental Commission’s review, color mounted sheet 4 of 11, page 3.04 of the tax map, Pegasus subdivision filed map and Quail Hill subdivision filled map.

Dante Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito stated this is a 7.34 acre parcel located between Quail Hill and Woods End. They are proposing a simple subdivision with three lots being serviced by a new street. Two variances are required. The first is for an unencumbered lot area of 48,567 s.f. where 74,800 s.f. required (Lot 2.01) and the second is for an unencumbered lot area of 73,402 s.f. where 74,800 s.f. is required (Lot 2.03). Four Design Standard Waivers are required. The first is for a proposed 75’ wide scenic corridor easement where 150’ is required, the second is for a proposed tree removal in the required rear setback of Lots 2.01 and 2.02, the third is for not providing two mitigation trees for each tree that is being removed and the last is for a proposed side lot line which is not radial to curved streets.

They are reducing the easement corridor to 75’ along Revolutionary Road. They are proposing a long narrow retention basin however the Engineer suggested individual detention basins on each lot and the applicant agreed. There was no Letter of Interpretation provided but the Board felt there should be a determination before any type of approval could be granted along with a tree save/removal plan.

Open to the public. Andrew Rytter, 17 Revolutionary Road asked if they were going to widen the whole road? The Engineer said he proposed adding 5’ just in front of this site. Janice Heller, 8 Revolutionary Road asked where the new road was proposed and if each lot will be limited to one well? The road is proposed in the center of the property. Most properties only have one well but that would be up to the Health Officer. Pau Denk, 6 Pegasus Drive asked what happens if the surveys do not match up? Mr. Garito stated they should because he had the subdivision plans for two surrounding subdivisions and they matched. Joe DePierro, 27 Blackbriar asked what percentage of the trees were going to be removed? About fifty percent. Louis Berton, 240 Heyers Mill Road asked if the road would be private or public? It will be a public road owned by the Township. Martha Leonhardt, 711 Quail Hill Road – sworn. Ms. Leonhardt stated she abuts the property and there are markers on trees that she feels are hers. She asks the Board not to make any decisions yet so that she is able to get a surveyor out to survey her property to confirm the property line. Joseph DePierro, 27 Blackbriar – sworn. Mr. DePierro stated development should cease, three new well is too much, we need more open space. Janice Heller, 8 Revolutionary Road – sworn stated she is very concerned with the widening of a historic road, she did not feel it was necessary.

The Board felt they definitely wanted to see a LOI for the property and a tree removal plan before they could make any decisions. They also wanted to see the drainage plan redesigned and to show the driveway locations from the properties across the street. This will also allow Ms. Leonhardt time for her surveyor to complete his work. This application is carried to the February 13, 2018 meeting with no further notice.

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Crossan at 8:45 p.m. and this was seconded by Mr. Bartolomeo 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 9, 2018 adopted by the Planning Board of the Township of Colts Neck at its meeting held on February 13, 2018.

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