

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
FEBRUARY 13, 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, Lutkewitte, Bartolomeo, Orgo, Bader, Crossan, Kostka, Robinson and Singer-Fitzpatrick

Absent: Powell and D'Eletto

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

**Approval of Minutes:**

January 9, 2017 Minutes Approved:

OFFER: Kostka

SECOND: Bartolomeo

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

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

**PB674 – McMahan – Block 7.02, Lots 34.01 and 34.13 – 32 Clover Hill Road**

Request for third one-year extension to the approved Final Major Subdivision. The extension will begin March 10, 2018 to March 10, 2019.

Dante Alfieri, Esq. represented the applicant requesting a third and final one year extension of time to the approved subdivision. Mr. Anfuso, Township Planner stated there have been minor ordinance changes since the time of this approval however nothing that would affect the layout of the project and he did not have any planning objections to the extension being granted.

Motion Granting the Extension of Time:

OFFER: Robinson

SECOND: Kostka

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

NEGATIVE: None

### **Consistency Review of Ordinance 2018-1**

Mr. Anfuso, Township Planner advised this ordinance is a clean-up to an existing ordinance, bringing the wording up to date. All reference to churches is changed to “places of worship” and “places of worship is defined. Mr. Anfuso stated the ordinance is consistent with the Master Plan.

Motion Ordinance is Consistent With the Master Plan:

OFFER: Kostka

SECOND: Crossan

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

NEGATIVE: None

### **OLD 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.

Bob Lutkewitte recused himself from the application. Dante Alfieri, Esq. represented the applicant and stated they have attempted to address many of the concerns the Board raised at the January meeting. Fourteen items were marked as exhibits – subdivision plans, final plat, Stormwater Management Plan, Detention Basin Manual, letter from Two River Engineering, Township Engineer’s review letter, letter to NJDEP requesting an LOI, Tree Removal Plan, Township Planner’s review letter, Shade Tree Commission comments, Fire Marshall’s comments, Environmental Commission’s comments, color rendering of the grading plan and a photoboard with six photos.

A.J. Garito, Engineer – sworn. Mr. Garito explained he changed the large detention basin to a smaller one that is closer to the cul-de-sac and will have a drainage system on each individual lot. There are no wetlands on the property and they have applied to the DEP for verification. They have located all driveways across the street from this property, the new street will not be directly across from any of them. The tree location was completed and there are nine trees that will be removed and must be replaced, the applicant suggests putting the new trees in the landscape easement. They are now proposing to widen the street to the 20’ width only 30’ on each side of the new road. They agreed to move the lot line back to eliminate the variance for lot area for Lot 2.01.

Mr. Anfuso stated last month the Board discussed reconfiguring the subdivision to eliminate the proposed street. He has reviewed this issue and believes it advances sound planning. Only four lots (36%) on Revolutionary Road conform in terms of frontage. Eliminating the road and granting frontage variances will create a new development which is consistent with the established pattern of

development in this neighborhood, as well as reduce long term maintenance costs and benefit the environment by reducing runoff and promoting infiltration. The applicant indicated that they were not interested in advancing a project without a new street.

Open to the public. Andres Rytter, 17 Revolutionary Road asked why the Board agreed to a 75' scenic corridor instead of the required 150'. Mr. Anfuso explained that is a design standard waiver not a variance. There is also is no other property on that street that could be subdivided and would require the scenic corridor; by reducing it to 75' it keeps the property in character with the existing neighborhood. The Environmental Commission agreed. Bill Attardi, 707 Quail Hill Road – sworn. Mr. Attardi's property abuts the applicant's property and is concerned with the removal of trees within the setback and requested some type of landscape buffering be installed as a barrier. Elizabeth Wilk, 711 Quail Hill Road also abuts the applicant's property and was concerned with the removal of trees and not having a buffer.

The Board discussed whether a landscape easement should be placed along the property line. The applicant agreed to put a 25' easement along the properties from Quail Hill. Although a Tree Save Plan was submitted, it was not submitted in time to be distributed to the various Commissions for their review and comment. Some Board members did not feel comfortable voting on the application without input from the Environmental Commission and Shade Tree Commission and desired further discussion regarding the width of the easement along the Quail Hill properties.

Motion to Approve Application:

OFFER: Bartolomeo

SECOND: Bader

AFFIRMATIVE: Corsi, Bartolomeo, Bader and Singer-Fitzpatrick

NEGATIVE: Orgo, Crossan, Kostka and Robinson

### **NEW BUSINESS:**

#### **PB729 – Leland Professional Plaza – Block 47, Lot 13 – 36 Leland Road**

Application for Minor Site Plan with variance to permit 2,900 s.f. of medical office in the existing 6,500 s.f. office building.

Mr. Steib, Esq. advised those in the audience this applicant did not notice and therefore cannot be heard this evening. The Planning Office will schedule this application for the next available meeting and the applicant will send out notices.

### **DISCUSSION:**

Mayor Bartolomeo advised the Board the Township Committee adopted a new attendance policy for all non-elected members of the Boards. Failure to attend three consecutive meetings without justifiable cause constitutes justification for removal. The Mayor stated they want people to be involved but this is to keep people accountable.

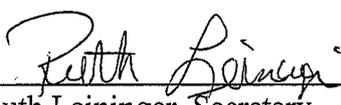
Mike Steib, Esq. advised the Municipal Land Law provides for Developers to post performance and maintenance guarantees to insure the installation of improvements and that the improvements are

satisfactory for two years following their completion. The Legislature recently revised that Section of the Statute with some significant changes. Mr. Steib suggested the Long Range Planning Subcommittee review the Township Ordinance to see if it needs to be amended.

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Crossan at 8:55 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 February 13, 2018 adopted by the Planning Board of the Township of Colts Neck at its meeting held on March 13, 2018.

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