

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MARCH 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, Crossan (10 minutes late), Robinson and D'Eletto

Absent: Bader (excused), Kostka (excused), Powell (resigned) and Singer-Fitzpatrick (excused)

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

Approval of Minutes:

February 13, 2018 Minutes Approved:

OFFER: Orgo

SECOND: Robinson

AFFIRMATIVE: Corsi, Lutkewitte, Bartolomeo, Orgo and Robinson

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution denying application for Preliminary and Final Major Subdivision with variances to create three new residential lots in the A-1 Zone.

Motion Memorializing the Resolution:

OFFER: Orgo

SECOND: Robinson

AFFIRMATIVE: Orgo and Robinson

NEGATIVE: None

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

Memorialization of Resolution granting third one-year extension to the approved Final Major Subdivision. The extension will begin March 10, 2018 to March 10, 2019.

Motion Memorializing the Resolution:

OFFER: Orgo

SECOND: Robinson

AFFIRMATIVE: Orgo and Robinson

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

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.

Fourteen items were marked as exhibits – application, parking analysis, minor site plan, survey, floor plan, floor plan (page 4), Planner's review letter, Engineer's review letter, Fire Marshall's comments, Health Officer's comments, Shade Tree Commission's comments, Environmental Commission's comments, color rendering of the site plan and six photos.

Joseph Visci, Esq. represented the applicant. Mr. Visci stated this office building was built in 2004 with 33 parking spaces which is currently being underutilized. The building is very well maintained and in order to keep the building properly rented they are requesting a variance to permit 33 off-street parking spaces where 43 are required to allow some medical tenants.

A.J. Garito, Engineer – sworn. Mr. Garito stated this office building has 6,500 s.f. of gross floor area that was approved for general office which required 33 parking spaces. Medical office requires more parking and that is what they are asking for, the ability to have medical tenants. Over a three day parking analysis the most cars that were in the parking lot were 11, leaving 22 vacant. When the parking analysis was done there was one vacancy in the building however the building is now fully rented but the parking lot is never at capacity.

Mr. Anfuso stated if the Board was inclined to grant the parking variance he suggested determining the amount of medical use they felt acceptable. The building does not have an elevator so second floor medical is unlikely, he suggested limiting medical to 2,386.5 s.f. the first floor. By limiting the medical to the first floor the applicant would need a variance for 37 parking spaces where 33 exist.

Open to the public. Paul Kacandes, 39 Leland Road – sworn. Mr. Kacandes stated he was against the application. There is heavy traffic on the street with cars coming and going all the time, he was worried that a medical use would make it much worse and asked what the hardship was to grant the

variance since it is 100% rented. Joe Margiasso, 40 Leland – sworn. Mr. Margiasso stated he has three children under the age of six. Leland Road is very narrow, most residential and has nonstop traffic going up and down the street. The bus stop for the children is also at the entrance to the office building giving concern with the cars going in and out. This has been brought up to the Board of Education but they will not change the bus stop. Joe Anania, 45 Leland Road – sworn. Mr. Anania felt if there was another way to enter and exit the property instead of Leland Road it would be much better for all concerned.

The Board felt the applicant should get some traffic counts and traffic speeds on the traffic going into the office in order to analyze the impact of the traffic from this building and to address the concerns of the residents. This application is being carried to the April 10, 2018 meeting with no further notice.

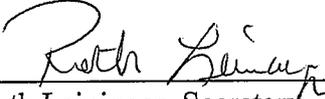
DISCUSSION:

The Chairman read a letter of resignation from Joe Powell. Mr. Powell stated he had business obligations that were forcing him to miss Planning Board meetings and reluctantly he felt he needed to resign.

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Lutkewitte at 8:50 p.m. and this was seconded by Mr. Robinson 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 March 13, 2018 adopted by the Planning Board of the Township of Colts Neck at its meeting held on April 10, 2018.



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