

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
APRIL 10, 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, Bader, Crossan (5 minutes late), Robinson, D'Eletto and Tobia

Absent: Lutkewitte (excused), Kostka (excused) and Singer-Fitzpatrick (excused)

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

**Approval of Minutes:**

March 13, 2018 Minutes Approved:

OFFER: Bartolomeo

SECOND: Orgo

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Robinson and D'Eletto

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

None

**OLD 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.

Joseph Visci, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito stated that although the Board requested a traffic study his client was not interested in doing one. They did not feel the traffic issues on the street had anything to do with them and it would cost a substantial amount of money to perform. The applicant is trying to attract long term rentals and improve the town by having better tenants. The applicant will work with the Board and agrees to install better signage onsite if the Board so desires.

Several Board members were disturbed the one concern they had along with the residents was traffic and the applicant chose not to perform a traffic study to justify their claim that there was not an issue. When asked if the applicant approached neighboring properties requesting to purchase property to possibly reduce the need for a variance, the answer was no.

Open to the public. Paul Kacandes, 39 Leland Road – sworn. Mr. Kacandes stated he did not hear anything supporting any special circumstances or hardship to grant the variance, the building is 100% occupied. His greatest concern is having medical offices where the turnover of patients will be very high creating much more traffic which he feels will affect his property value. Joe Margiasso, 40 Leland Road – sworn. Mr. Margiasso was very concerned with the increase of traffic for the sake of the children on the street. He regularly has cars turning in his yard even when his three children under the age of six are out playing in the yard. He felt once the application is approved there will be no way to police the traffic.

The Board felt that some of the traffic issues probably were not related to the office building and some relief should be granted; they felt the approach the Planner took was best. The Board limited medical to 2,386 s.f. on the first floor and professional on the 2<sup>nd</sup> floor. The variance will permit 33 off-street parking spaces where 37 stalls are required. The applicant will record a Deed Restriction limiting the medical offices to 2,386 s.f. on the first floor only with a maximum of seven exam rooms. Interior modifications are prohibited where common area is converted into leasable office space. The applicant will also add signage in the parking lot directing patrons to Route 34.

Motion to Approve Application:

OFFER: Orgo

SECOND: Bader

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Bader, Robinson, D'Eletto and Tobia

NEGATIVE: Crossan

### **NEW BUSINESS:**

#### **PB730 – Revolutionary Road Subdivision - Block 17, Lot 2 – 21 Revolutionary Road**

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

The attorney for the applicant sent a letter stating he had a conflict for tonight and asked for this application to be carried to the next available meeting. Mr. Steib advised the Board he reviewed their service and it is good and the Board has jurisdiction. This application is carried to May 8, 2018 with no further notice.

**DISCUSSION:**

None

**MOTION TO ADJOURN**

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

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