

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MAY 8, 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 (5 minutes late), Kostka, Robinson, Singer-Fitzpatrick, D'Eletto and Tobia

Absent: Lutkewitte (excused) and Bader (excused)

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

Approval of Minutes:

April 10, 2018 Minutes Approved:

OFFER: Robinson

SECOND: Bartolomeo

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

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution granting Minor Site Plan Approval with variance to permit 2,386.5 s.f. of medical office in the existing 6,500 s.f. office building.

Motion to Approve Resolution:

OFFER: Robinson

SECOND: Bartolomeo

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

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Capital Project Review – Colts Neck High School – Block 43, Lot 1 – 59 Five Points Road

Capital Project Review for Renovations and Improvements to Colts Neck High School.

John Velsz, Architect addressed the Board. This is a request for a Capital Project Review pursuant to N.J.A.C. 40:55D-31 of the Municipal Land Use Law. The Freehold Regional High School District is planning on routine maintenance projects at each of the High Schools. The improvements to Colts Neck High School include reconstructing five tennis courts, parking lot paving improvements, new visitor bleachers, new ADA bleacher parking, hard surface for exterior meeting area and roof replacement.

Mr. Anfuso stated the Master Plan does not mention changes to the High School however, he felt it was consistent because most of the items were maintenance. He did have concerns with the expansion of the bleachers and asked the distance to the closest neighbor. Mr. Velsz did not know. Mr. Anfuso also asked if directional sign would be installed for the handicapped parking and seating. Mr. Velsz said it was not proposed but did not think it would be a problem to add.

Mr. Steib advised the Board they have 45 days from receipt of submission to send a letter of stating whether they support the application or not. The Board supported the application however they did want their concerns of the distance of the bleachers to the neighbors and handicap access signs noted in the letter that will be drafted.

Motion of Support for Capital Project:

OFFER: Crossan

SECOND: Kostka

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

NEGATIVE: None

Capital Project Review – Cedar Drive School – Block 23, Lot 25 – 73 Cedar Drive

Capital Project Review for Renovations and Improvements to Cedar Drive School.

Todd Hopkins, Architect addressed the Board. This is a request for a Capital Project Review pursuant to N.J.A.C. 40:55D-31 of the Municipal Land Use Law. Mr. Hopkins advised these are only concept plans the Board of Education requested to put on a referendum. If the referendum passes obviously more detailed plans will be drawn and they will come back in front of this Board. A 13,000 s.f. addition includes a new 600 seat auditorium, lobby and boys and girls dressing room. Additionally, 2,500 s.f. of the building will be renovated to convert the multi-purpose storage room to a concession stand and box office. The existing stage area in the gymnasium will be converted into a fitness center. The bus drop-off canopy will be renovated to contain exterior materials consistent with the buildings existing façade. Finally, the parking lots will be expanded by 44 stalls to a total of 192 spaces along with a new parental drop-off area.

Mr. Anfuso stated the Community Facilities Plan Element of the Master Plan identifies the Cedar Drive School site and simply lists its amenities. The Plan also notes that the ratio of public school children per household has dropped from 0.83 in 1957 to 0.69 in 2001. In addition, the Colts Neck

Board of Education presented its Long Range Facilities Plan in 2006 which included a 500 seat auditorium. The Board questioned a need for a 600 seat auditorium and 200 seat stage when enrolment was declining. It was noted the Health Officer had concerns whether the DEP would have to approve a new septic system for this application. The Board also had concerns regarding the amount of parking verse the size of the auditorium and the setbacks of the parking to the street and softball fields.

Mr. Steib advised the Board they have 45 days from receipt of submission to send a letter of stating whether they support the application or not. The Board supported the application however they did want their concerns of the size of the auditorium and parking issues noted in the letter that will be drafted.

OLD BUSINESS:

None

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.

Dante Alfieri, Esq. represented the applicant. Fifteen items were marked as exhibits – application, Preliminary & Final Major Subdivision Plans, Final Plat Major Subdivision Plans, survey, Operations & Maintenance Manual, Site Assessment, Site Investigation Report, Phase I Site Assessment, Stormwater Management Report, Resolution PB727, Planner’s report, Engineer’s report, Fire Marshall’s report, Health Officer’s report and a color mounted landscape plan.

On March 13, 2018 the Planning Board memorialized a Resolution Denying Preliminary and Final Major Subdivision for a three lot subdivision on this site. Under the doctrine of res judicata, if the same parties seek the same relief in the same factual settings, the case may be dismissed on the grounds that it has already been decided. In order for the doctrine of res judicata to be applicable the New Jersey Zoning and Land Use Administration by William Cox lists the following required items: the second application is substantially similar to the first, the same parties or their prives are involved and there must be no substantial change in the application itself or conditions surrounding the property.

A.J. Garito, Engineer – sworn. Mr. Garito stated in his opinion the application was substantially different because they are now proposing a 50’ easement along the rear of Lots 2.01 and 2.02 all the way to Revolutionary Road. They are also proposing 31 trees and shrubs along the perimeter of the detention basin.

After much discussion and deliberation Mr. Kostka made a motion to invoke res judicata.

Motion to Invoke Res Judicata:

OFFER: Kostka

SECOND: Tobia

AFFIRMATIVE: Kostka and Tobia

NEGATIVE: Corsi, Bartolomeo, Orgo, Crossan, Robinson, Singer-Fitzpatrick and D'Eletto

The motion failed therefore this is a new application. A.J. Garito, Engineer explained the property is 7.3 acres and they are requesting to subdivide the property into three lots with a cul-de-sac off Revolutionary Road. They are proposing a 75' wide landscape easement along Revolutionary Road. Revolutionary Road would be 28' in width in front of the site to allow traffic to easily enter and exit the new cul-de-sac. Each home would have an individual stormwater plan. They have applied for an LOI however it is still pending. They will only be clearing trees in the site triangle and they would be cleaning up the vegetation along the road and supplementing with trees.

Mr. Anfuso, Township Planner – sworn - stated it was his opinion that it is better planning to eliminate the road. He felt three lots directly off of Revolutionary Road would be more in character with the neighborhood.

Open to the public. Andrew Rider, 17 Revolutionary Road asked what type of LOI they applied for? Line Verification. Mr. Rider stated he moved there for the rural character and felt it would definitely change. Larry Duffy, 20 Revolutionary Road asked why they would widen the road? It is for safety. Robert Raab, 37 Revolutionary Road said Revolutionary Road is a one lane road, has anyone done any type of traffic study on how construction of all this will affect the neighborhood? No, however the applicant felt having the cul-de-sac would help keep the traffic off the road. Janice Heller, 8 Revolutionary Road asked how the application could even be discussed when an LOI was not received? Any approval would be contingent on receiving the LOI. Louie Berton, 40 Heyers Mill Road - sworn stated he felt there should only be two lots. Judy Pizzichillo, 40 Revolutionary Road - sworn thought it would look nice. Andrew Rider, 17 Revolutionary Road – sworn stated he was against the cul-de-sac and felt the extra homes would impact the street. Justice Cooly, 21 Conover Road – sworn has lived here since 1972 and it has been a joy. However, he would hate to see three lots but felt two would be ok.

Some Board members felt they would like to see what the subdivision would look like if the lots were accessed off Revolutionary Road and not a cul-de-sac. The applicant agreed to come back with a rendering for the Board to review. This application is carried to the June 12, 2018 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 10:00 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 May 8, 2018 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 12, 2018.



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