

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
JANUARY 8, 2019 MINUTES**

Mr. Lutkewitte 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. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time. I further order that this public announcement be placed in the minutes of this meeting".

Salute the Flag

Roll Call:

Present: Lutkewitte, Crossan, Rizzuto, Bartolomeo, Bader, Kostka, Tobia, Viola and Stanford

Absent: Corsi (excused) and D'Eletto (excused)

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

Mr. Steib, Esq. stated there were several reappointments as well as Deputy Mayor Rizzuto, Vito Viola and Scott Stanford joining the Board and all needed to be sworn in. Mr. Bartolomeo, Mr. Rizzuto, Mr. Bader, Mr. Tobia, Mr. Viola and Mr. Stanford all stood and took the Oath of Office.

**Reorganization:**

Mr. Kostka stated that in keeping with the rotation policy he nominated Bob Lutkewitte for Chairman, Brook Crossan 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. Bader and unanimously carried.

Motion to Adopt the Full Slate:

OFFER: Kostka

SECOND: Tobia

AFFIRMATIVE: Lutkewitte, Crossan, Rizzuto, Bartolomeo, Bader, Kostka, Tobia, Viola and Stanford

NEGATIVE: None

**Approval of Meeting Dates for 2019**

February 12, 2019  
March 12, 2019  
April 9, 2019  
May 14, 2019  
June 11, 2019  
July 9, 2019

August 13, 2019  
September 10, 2019  
October 1, 2019  
November 12, 2019  
December 10, 2019

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

Motion to approve 2019 Meeting Dates:

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Lutkewitte, Crossan, Rizzuto, Bartolomeo, Bader, Kostka, Tobia, Viola and Stanford

NEGATIVE: None

**Appointment of Official Newspapers**

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

OFFER: Crossan

SECOND: Bartolomeo

AFFIRMATIVE: Lutkewitte, Crossan, Rizzuto, Bartolomeo, Bader, Kostka, Tobia, Viola and Stanford

NEGATIVE: None

**Chairman Appointments**

Mr. Lutkewitte made the following appointments:

Street Coordinator: Lou Bader

Long Range Planning Committee: Crossan, Kostka and Lutkewitte

Affordable Housing Subcommittee: Corsi, Tobia and D'Eletto

**Appointment of Planning Board Engineer**

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

OFFER: Tobia

SECOND: Kostka

AFFIRMATIVE: Lutkewitte, Crossan, Rizzuto, Bartolomeo, Bader, Kostka, Tobia, Viola and Stanford

NEGATIVE: None

**Appointment of Planning Board Attorney**

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

OFFER: Bader

SECOND: Crossan

AFFIRMATIVE: Lutkewitte, Crossan, Rizzuto, Bartolomeo, Bader, Kostka, Tobia, Viola and  
Standford

NEGATIVE: None

**Approval of Minutes:**

December 11, 2018 Minutes Approved:

OFFER: Kostka

SECOND: Bartolomeo

AFFIRMATIVE: Lutkewitte, Crossan, Bartolomeo, Bader, Kostka and Tobia

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**PB690B - Huddy's Inn Restaurant – Block 48, Lot 19 – 206 County Route 537**

Special Condition No. 13 Compliance Review as well as Site Plan Waiver to retain a 40 stall parking area that was constructed without municipal approval as well as for a new 30' x 50' storage building.

John Tobia recused himself. Mr. Steib, Esq. advised fifteen items were marked as exhibits – application, two letters from JV Engineering both dated November 30, 2018, Deviation Plan, architectural plans, Engineer's review letter, Planner's review letter, Resolution dated June 10, 2014, Health Officers review, Architectural Review Committee's comments, revised site plan, original site plan page 2 of 10, Banked Parking Plan dated April 30, 2014, Dimension Plan and a letter from Architect Mike Monroe dated January 8, 2019.

Vince Halleran, Esq. represented the applicant. John Vincenti, Engineer – sworn. It was explained the Planning Board granted Preliminary and Final Site Plan approval to this project in 2014 with a stipulation they return to the Board to see if additional parking is required. At that time a plan was shown to the Board stipulating a location where a parking area would be constructed if required. The applicant is seeking Site Plan Waiver to pave, stripe and retain the gravel parking area that has been constructed without approvals. They are asking for waivers so they do not have to provide curbing, landscaping, sidewalks and lighting.

Tim Anfuso, Township Planner – sworn. Mr. Anfuso stated the parking lot that was constructed is not the same configuration that was previously presented to the Board. Mr. Anfuso also noted the parking area infringes on the Highway Access Management Plan Road and it should either be taken out of that area or a plan showing an alternative location if the road is built.

A gazebo was approved with the original plan that the applicant does not want to construct. In the same location they are seeking approval to build a 30' x 50' storage building to keep all the outdoor furniture, grounds equipment, etc.

The “U” shaped driveway in front of the former Atlantic School is also required to be removed. The westerly access of this driveway has already been blocked with curbing due to the construction on Route 537. The driveway lies within the 300' riparian buffer and they would like to retain this driveway since it provides existing lot coverage credit as part of a future NJDEP Flood Hazard Permit application.

Open to the public with no comments.

The Board questioned why the parking area could not be located outside of the Highway Access Management Plan Road easement and at the very least they wanted to see an alternative location for the parking area if the road were to be built. The Board also felt the parking area should have lighting that would match the existing parking lot and improved to standards similar to other recently constructed parking lots.

The applicant agreed to carry the application, submit revised plans and gave an extension of time to March 31, 2019. This application is carried to the February 12, 2019 meeting with no further notice.

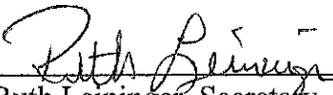
### **DISCUSSION:**

Committeeman Bartolomeo stated it was hard to see the exhibits and copies that were provided in the Board's packets. He felt there must be a more efficient process that should be researched and possibly be included in the police/court building reconstruction.

### **MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Kostka at 9:15 p.m. and this was seconded by Mr. Crossan 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 8, 2019 adopted by the Planning Board of the Township of Colts Neck at its meeting held on February 12, 2019.

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