

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
FEBRUARY 12, 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, Corsi, D'Eletto, Kostka, Tobia, Viola and Stanford

Absent: Bartolomeo (excused) and Bader (excused)

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

**Approval of Minutes:**

January 8, 2019 Minutes Approved:

OFFER: Kostka

SECOND: Stanford

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

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

**Consistency Review of Ordinance 2019-1**

Mr. Anfusio explained this ordinance was prepared to make the Township's farm stand requirements more consistent with the State's Agricultural Management Practice for On-Farm Direct Marketing Facilities while balancing competing interests between commercial farms and neighboring owners.

The ordinance advances appropriate municipal standards designed for the unique circumstances affecting Colts Neck as well as the current state of agriculture. The Master Plan for Colts Neck states multiple times to retain agriculture and promote farming, therefore it was Mr. Anfuso's opinion that this ordinance is consistent with the Master Plan.

Motion Ordinance 2019-1 is Consistent with the Master Plan:

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Lutkewitte, Crossan, Rizzuto, Corsi, D'Eletto, Kostka, Tobia, Viola and Stanford

NEGATIVE: None

**OLD 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.

Mr. Halleran, Esq. sent a letter requesting this application be carried to the March meeting and granting an extension of time to May 1, 2019. Mr. Steib announced this application is carried to the March 12, 2019 meeting with no further notice.

**NEW BUSINESS:**

None

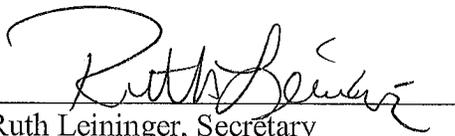
**DISCUSSION:**

Mike Steib, Esq. gave a presentation to the Board on meeting procedures. The formality of how a meeting should be run, the legality of procedures and State Statues were all discussed.

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Crossan at 8:55 p.m. and this was seconded by Ms. D'Eletto 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 12, 2019 adopted by the Planning Board of the Township of Colts Neck at its meeting held on April 9, 2019.

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