

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MAY 14, 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, D'Eletto, Kostka, Tobia, Viola and Stanford

Absent: Corsi (excused)

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

Approval of Minutes:

April 9, 2019 Minutes Approved:

OFFER: Rizzuto

SECOND: D'Eletto

AFFIRMATIVE: Crossan, Rizzuto, Bartolomeo, Bader, D'Eletto and Viola

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution granting Site Plan Waiver and Deviation to Special Condition No. 13 to retain a 55 stall parking area as well as for a new 30' x 50' storage building.

Motion to Memorialize the Resolution:

OFFER: Bartolomeo

SECOND: Rizzuto

AFFIRMATIVE: Rizzuto, Bartolomeo, Bader, D'Eletto and Viola

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

PB731 - Grooms – Block 24, Lots 5 & 7 – Crusius Place

Application for two lot Minor Subdivision in the A-3 Zone. Time to August 27, 2019

The Board heard application PB731, Grooms and acted on the application. Adjoining property owners arrived just prior to 8:00 p.m. wanting to hear and participate in the application showing notices they received, stating the meeting started at 8:00 p.m. Mr. Steib declared the prior action was improper and stated the Board must rehear the application at 8:00 p.m.

The Board reconvened at 8:00 p.m. with Mr. Crossan calling the meeting to order. Mr. Steib stated he reviewed the notice confirming the notice sent to property owners stated the meeting was 8:00 p.m.

Roll Call:

Present: Crossan, Rizzuto, Bartolomeo, Bader, D'Eletto, Kostka, Tobia

Absent: Lutkewitte, Corsi, Viola and Stanford

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

PB731 - Grooms – Block 24, Lots 5 & 7 – Crusius Place

Application for two lot Minor Subdivision in the A-3 Zone.

Mr. Steib, Esq. stated eleven items were marked as exhibits – application, Environmental Impact Assessment, minor subdivision plat, Engineer's review letter, Planner's review letter, Fire Marshall's comments, Health Officer's comments, survey, existing conditions map, six mounted photos and a color mounted site plan.

Dante Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito explained this is an application for a two lot Minor Subdivision approval. The property currently has a two story single family dwelling, detached garage and masonry foundation. The applicant is proposing to demolish all existing site improvements and reconfigure the property into two vacant lots. Both lots will be conforming both in size and lot frontage and will be developed with new single family dwellings. The intent is to leave as many trees as possible, they will comply with the Engineer and Planner's review letters and get Board of Health approval.

Open to the public. Linda Dickinson-Paneila, 53 Route 537 – sworn. Ms. Dickinson-Paneila stated the trees were a major concern to her as her property backs up to this property. The applicant testified the trees in the rear of the property are staying. Margaret Bradley, 5 Crusius Place – sworn. Ms. Bradley asked if the existing house was staying? No, it will be removed. What size houses will be built? Mr. Alfieri stated they are not the builder however the homes would have to conform to the setback and coverage requirements for that zone; a two-story home could be 6.6% of the property. Ms. Bradley felt the homes would be too large and would throw off the proportion of the street. Samantha Wissman, 27 Crusius Place – sworn. Ms. Wissman asked if the developer would have to provide an affordable home? Mr. Anfuso stated according to the ordinance, due to the size of the subdivision only a contribution is required. Terry Givens, 15 Crusius Place – sworn. Ms. Givens stated there are a lot of seniors that live on this street and they feel they are being forced out. Linda Dickinson-Paneila said there is a home that is on their street that is being sold to an affordable housing person. The house is in such disrepair that it is not right to be sold to someone that will not have the means to make the costly repairs that are needed. Mr. Anfuso explained the house has to get a C.C.O. stating that it meets all basic building codes, a new septic is in the process of being installed prior to the transfer of title.

The Board stipulated any approval have included in the deeds there is an active agricultural property to the rear of the property and include a 15' conservation easement in an effort to keep the trees and buffer the properties.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Rizzuto

AFFIRMATIVE: Crossan, Rizzuto, Bartolomeo, Bader, D'Eletto, Kostka and Tobia

NEGATIVE: None

ABSTAIN: None

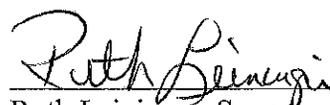
DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Bader at 8:40 p.m. and this was seconded by Mr. Tobia 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 14, 2019 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 11, 2019.



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