

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JUNE 11, 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 (10 minutes late), Rizzuto, Bartolomeo, Bader, Corsi (5 minutes late), Kostka, Viola and Stanford

Absent: D’Eletto (excused) and Tobia (excused)

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

Approval of Minutes:

May 14, 2019 Minutes Approved:

OFFER: Bartolomeo

SECOND: Kostka

AFFIRMATIVE: Rizzuto, Bartolomeo, Bader and Kostka

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution granting a two lot Minor Subdivision in the A-3 Zone.

Motion to Memorialize the Resolution:

OFFER: Rizzuto

SECOND: Kostka

AFFIRMATIVE: Rizzuto, Bartolomeo, Bader and Kostka

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

PB732 – Druesne – Block 39, Lots 8 & 9 – 393 Route 537

Application for two lot Minor Subdivision with variances in the AG Zone.

Nine items were marked as exhibits – application, Environmental Impact Assessment, Minor Subdivision Plat, Engineer’s review letter, memo from Mike Steib, Esq., Planner’s review letter, Fire Marshall’s comments and Shade Tree Commission’s comments.

Frank Accisano, Esq. represented the applicant. Mr Accisano explained this is an application for Minor Subdivision approval with variances. The applicant is proposing to subdivide a 20.5 acre lot into two lots. One Lot will consist of 88,294 s.f. and include the existing single family dwelling. The other new lot consists of 18.495 acres that is currently being farmed will remain vacant. The applicant is currently seeking to preserve the vacant lot through the New Jersey Farmland Preservation Program.

Barry Druesne, applicant – sworn. Mr. Druesne explained his parents purchased this property in 1958 and farmed the land and it will continue to be farmed. Mr. Druesne lives in Pennsylvania however his sister lives in the home and will continue to live there. They have no intention of selling the farm although they have been approached by many builders. It was always their parents intention to farm the property which is why they are entering into the Farmland Preservation Program.

The Planner raised a question that since the existing driveway is currently within a right-of-way easement and the new lot will also be using this driveway, would a new easement need to be filed. The attorney wrote a memo and opined that a new easement did not need to be filed however the Subdivision Deed should include certain language to clarify both lots have interest in the right-of-way. The applicant agreed to this request.

Tim Anfuso, Planner – sworn. Mr. Anfuso explained that although the applicant does require variances for lot frontage and width it remains in character with neighboring lots that are also undersized in frontage which eliminates the possibility of purchasing additional property. The applicant is asking for design waiver for not providing a Scenic Corridor however the property is being farmed which meets the intent of the ordinance.

Open to the public. Laura Riley, 389 Route 537 – sworn. Ms. Riley’s property is adjacent to the Druesne’s property. The Druesne’s came to her prior to filing this application and explained what they intended to do. Ms. Riley is very happy and thanked the Druesne’s for preserving the property.

The Board was also very happy to hear the property was going into Farmland Preservation and thanked the Druesne's for their dedication to farming and furthering their parents dreams.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Corsi

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

NEGATIVE: None

ABSTAIN: None

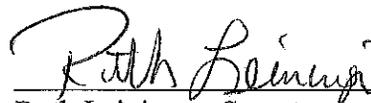
DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 8:00 p.m. and this was seconded by Mr. Viola 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 June 11, 2019 adopted by the Planning Board of the Township of Colts Neck at its meeting held on July 9, 2019.



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