

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
SEPTEMBER 10, 2019 MINUTES**

Mr. Crossan 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: Crossan, Rizzuto, Bartolomeo, Bader, Corsi, D’Eletto, Tobia, Viola and Stanford

Absent: Lutkewitte (excused) and Kostka (excused)

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

**Approval of Minutes:**

August 13, 2019 Minutes Approved:

OFFER: Bartolomeo

SECOND: Stanford

AFFIRMATIVE: Rizzuto, Bartolomeo, Bader, Corsi, D’Eletto, Tobia, Viola and Stanford

NEGATIVE: None

**RESOLUTIONS:**

**PB618 – John Kling – Block 7.30, Lot 3.16 – 34 Paddock Lane**

Memorialization of Resolution granting a Deviation to Preliminary and Final Major Subdivision Approval.

Chairman Crossan inquired whether Code Enforcement went to the site to resolve an issue that had been raised regarding an above ground pool. Mr. Anfusio stated Code Enforcement did go to the site and gave copies of photos that were taken. The above ground pool was buried into the ground, decking was constructed around it with landscaping. The Board did not feel this would impact their

approval, however they asked the resolution be amended giving the application 30 days to apply to legalize the pool or in the alternative 60 days to remove it.

Motion to Memorialize the Resolution as Amended:

OFFER: Tobia

SECOND: Rizzuto

AFFIRMATIVE: Rizzuto, Bartolomeo, Bader, Corsi, D'Eletto, Tobia, Viola and Stanford

NEGATIVE: None

### **ADMINISTRATIVE ITEMS:**

#### **Public Comments to prepare Master Plan Reexamination Report**

The Chairman explained State Statute requires municipalities reexamine their Master Plan every ten years. In preparation of doing this the Planning Board is asking for public input on any issues or items they feel the reexamination report should include.

Tim Anfuso, Township Planner stated the idea of the reexamination report is to look at what changes have occurred in the town since the last Master Plan and to implement new planning policies based on the changes that have occurred. The Long Range Planning Committee has come up with a list of items they will be reviewing. These items include medical parking, electric car charging stations, whether microbreweries and distilleries should be a permitted use in the B-1 Zone, if the prohibition of car washes should be removed, whether chickens should be permitted on residential lots, deer management and sustainability to reduce the carbon footprint of Township properties.

Open to the public. Fulton Wilcox felt the Township should increase their ratables and that utilities and water should be brought down Route 34. Vince Scotti wanted notice procedures to be changed for Use Variances, however Mr. Steib, Esq. advised the requirements are State Statute and the Township cannot be more restrictive. A.J. Garito is part of the Economic Development Committee who felt the possibility of rezoning should be reviewed for the area of Route 34 between Laird Road and Woods End. Elaine Mann felt Township buildings should be green and solar panels should be installed. Frank Colamus wanted ordinances to be put in place to protect local businesses preventing a new similar business to be a certain distance apart. Ann Sherwood is a member of the Wildlife Committee and Shade Tree Commission. She felt the Township should have an overall plan to manage climate change, deer, tree infestation and replacement of the loss from deer. Joyce Allison stated she enjoyed the rural atmosphere and it should be repeated in the Master Plan. Her fear was bringing in public water and sewerage would change the atmosphere of the town. Lisa Aldridge stated we needed a town center or community area. The town should have a vision with a sense of community. Melinda Martin thought a tree ordinance for the individual property owner should be contemplated. Glen Dalakian was representing the Colts Neck Business Association and felt parking and signage is something business owners struggle with. Mike Viola did not feel chickens should be considered in residential areas. Norman Gittleson felt the roads were in terrible shape and a plan to maintain and repair them should be implemented. George Sherwood felt there was a large increase of traffic leading to a very different character than years ago. There are numerous heavy construction trucks and speeding down Clover Hill Road and many other roads. A resident felt widening the road to make it safer for bikers and joggers should be considered.

The Chairman thanked everyone for attending and participating. All comments will be considered while the reexamination report is being drafted.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Tobia at 8:55 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 September 10, 2019 adopted by the Planning Board of the Township of Colts Neck at its meeting held on November 12, 2019.

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