TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
NOVEMBER 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, Bartolomeo, D'Eletto, Kostka, Tobia and Stanford

Absent: Bader (excused), Corsi (excused) and Viola

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

Approval of Minutes:

September 10, 2019 Minutes Approved:
OFFER: D'Eletto
SECOND: Rizzuto
AFFIRMATIVE: Crossan, Rizzuto, Bartolomeo, D'Eletto and Tobia
NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

PB731 - Grooms – Block 24, Lots 5 & 7 – Crusius Place
Request for a one year extension of time to the approved Minor Subdivision. The extension of time will begin December 18, 2019 and expire December 18, 2020

Dante Alfieri, Esq. explained the approved subdivision must have all conditions of approval by December 18, 2019. They are seeking additional time to perfect the subdivision.

Motion to Approve the Extension of Time:
OFFER: Crossan
SECOND: Bartolomeo
AFFIRMATIVE: Lutkewitte, Crossan, Rizzuto, Bartolomeo, D'Eletto, Kostka and Tobia,
NEGATIVE: None

OLD BUSINESS:

None

NEW BUSINESS:

PB731A – Grooms – Block 24, Lots 5 & 7 – Crusius Place
Application for a Deviation to Special Condition No. 3 of the Resolution Granting Minor Subdivision Approval to authorize the posting of performance guarantees for the demolition of existing structures, setting of monuments and pins, planting of street trees and capping the potable well.

Dante Alfieri, Esq. represented the applicant. Mr. Alfieri stated this application was approved by this Board in May 2019. A.J. Garito, Engineer – sworn. Mr. Garito explained some of the conditions of approval that must be fulfilled prior to the filing of the deed are removing all structures on the property, capping the well, planting required trees and setting monuments and pins. The applicant is the contract purchaser and the property owner does not want to the house demolished prior to the sale. They are seeking approval to post performance guarantees so they can perfect the subdivision and close on the sale and then the applicant will fulfill all required conditions.

Open to the public with no comments. The professionals had no objections and the Board felt this was a reasonable request.

Motion to Approve the Application:
OFFER: Crossan
SECOND: Kostka
AFFIRMATIVE: Lutkewitte, Crossan, Rizzuto, Bartolomeo, D'Eletto, Kostka and Tobia
NEGATIVE: None

PB735 – Colts Towne Group – Block 48, Lots 4 & 41 – 317 Route 34
Application for a Deviation to the Preliminary and Final Major Site Plan Approval to permit 178 off street parking spaces where 223 spaces are required in the B-1 Zone.

The applicant's attorney sent a letter requesting this application be carried to the December meeting. This application is carried to the December 10, 2019 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Tobia at 7:50 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 November 12, 2019 adopted by the Planning Board of the Township of Colts Neck at its meeting held on December 10, 2019.

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