

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MARCH 10, 2020 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 Asbury Park Press 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, Viola, Bartolomeo, D’Eletto, Lutkewitte, Tobia and Stanford

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

Also Present: Mike Steib, Esq. and Ruth Leininger

Approval of Minutes:

February 11, 2020 Minutes Approved:

OFFER: Lutkewitte

SECOND: Tobia

AFFIRMATIVE: Crossan, Viola, Bartolomeo, D’Eletto, Lutkewitte and Tobia

NEGATIVE: None

RESOLUTIONS:

PB734 – Aaron Feiler – Block 23, Lot 17.02 – 88 Montrose Road

Memorialization of Resolution granting Preliminary and Final Major Subdivision Approval with variances to create three lot size averaging lots and one farm lot in the AG Zone.

Motion to Memorialize the Resolution:

OFFER: Lutkewitte

SECOND: D’Eletto

AFFIRMATIVE: Crossan, Viola, Bartolomeo, D’Eletto, Lutkewitte and Tobia

NEGATIVE: None

PB736 – Casaburi – Block 46, Lot 11 – 182 Route 537

Memorialization of Resolution granting Minor Site Plan Approval with variance.

Motion to Memorialize the Resolution:

OFFER: D’Eletto

SECOND: Bartolomeo

AFFIRMATIVE: Crossan, Viola, Bartolomeo, D’Eletto, Lutkewitte and Tobia

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

PB735 – Colts Towne Group – Block 48, Lots 4 & 41 – 317 Route 34

Application for a Deviation/Preliminary and Final Major Site Plan Approval with variance to permit 178 off street parking spaces where 223 spaces are required in the B-1 Zone.

The Chairman announced that a letter was received from the attorney for the applicant asking this application to be carried to the April meeting and granting an extension of time to May 31, 2020.

This application is carried to the April 14, 2020 meeting with no further notice.

DISCUSSION:

Chairman Crossan read the following statement.

“In January we adopted the Master Plan Re-examination Report, and in February we memorialized that with a resolution. That report specifically identifies several key elements that need to be updated:

- The Green Buildings and Sustainability Plan Element;
- The Community Facilities Element; and
- The Land-Use Plan Element, once the settlement plan for affordable housing is finalized.

It also recognized that a new Master Plan should be prepared after the results of the 2020 census are available. Typically, initial overview results are available about a year later, and more detailed information about two years later. So, the earliest that we would be revising the Master Plan would be in 2022. However, in the interim there are many things that we can work on, in order to minimize the cost of additional consultants, and to effectively manage and guide the existing resources that we have – primarily in the person of Tim here.

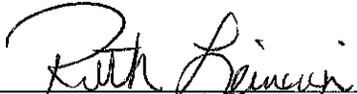
So therefore, I am establishing a Master Plan Committee, that will hopefully outlive my tenure as chairman, obviously with new appointments each year by that years Chairperson. So for this year I appoint Dave Kostka, George Corsi, Scott Stanford, and me. I intend for this Committee to be as inclusive as possible. So to that end, we will circulate the agenda and summary minutes of our meetings to all the members of the Planning Board. All of you will be welcome to provide feedback, offer to do research, request copies of any draft materials, or request that certain items be brought to the full Board for discussion. If there are any thoughts on potential ordinance changes, the Master Plan Committee would refer them to the Long Range Planning Committee for further consideration in accordance with existing procedures.

The Master Plan is an important guidance document for the Township, and we need to have a broad cross-section of thoughts and input into it. So in addition, I will insure that the Committee properly coordinates with the Environmental Commission and Shade Tree Commission on items that could be of interest to them, or that they could provide useful input to.”

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Viola at 7:40 p.m. and this was seconded by Mr. Stanford 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 March 10, 2020 adopted by the Planning Board of the Township of Colts Neck at its meeting held on May 12, 2020.



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