PLANNING BOARD OF ADJUSTMENT
MEETING MINUTES
April 8, 2025 AT 7:00 P.M.

Chairman Tobia called the meeting to order by reading the following statement: "As Presiding Officer of the Colts Neck Planning Board, I hereby declare that the notice requirements of the law has been satisfied by prominently posting a notice of this meeting on the Township Bulletin Board, and that there has been transmitted a copy of said Notice to the Asbury Park Press 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 times. I further order that this public announcement be placed in the minutes of this meeting."

Salute to the Flag.

Roll Call.

PRESENT:	Tobia; Torchia Buss; Lutkewitte; Sullivan; Teaschler; Viola; Visci; Stivala; Corsi (arrival 7:18 pm)
ABSENT:	Lukowitz (excused); Savage (excused)
ALSO PRESENT:	Timothy Anfuso, P.P., Charles Cutler- Town Engineer and Michael B. Steib, Esq.

APPROVAL OF MINUTES:

Motion to approve the February 11, 2025, Meeting Minutes:

OFFER:	Taeschler
SECOND:	Stivala
AFFIRMATIVE:	Tobia, Torchia Buss; Lutkewitte; Sullivan; Taeschler; Viola; Stivala
NEGATIVE:	None

GENERAL PUBLIC COMMENT (Non-Agenda Items):

Kevin O'Brien, 18 The Enclosure. Hopefully I will not be confronted over my legal right to speak. Congratulations to the new subcommittee members, I appreciate them donating their time. With Mr. Tobia being elected to the governing body in 2026 and Mr. Viola becoming Mayor, God help us, will these new appointees be short term or will they remain in place in 2026? When is the next subcommittee meeting on affordable housing? Supporting transparency in government, will the doors of the meeting be open to the general public or will it be secluded with no meeting notes or records? Are meeting minutes not required by law? Minutes and public participation does support transparency. Mr. Viola made mentioned June 10th the date planning would return their approval on the June 30th Affordable Housing requirements. I understand that

is on tonight's agenda, but with the town committee review their findings on June 11th I'm wondering it's back to back and not allowing more time for adjustments and provide comments. If there is another town meeting strictly for Affordable Housing, in support of transparency will residents be aware of what is being included in June 30th response. Can this meeting be posted by both Planning and Town Committee to eliminate finger pointing?

Chairman Tobia responded. Regarding subcommittee: Annual appointment by the Chairman of the Planning Board. Some municipalities have that subcommittee as part of the Township Committee- Wall Township being an example, they use our same planner. That is something to be discussed at the new year with both the Planning Board and the Governing Body. As far as your timeline, that is set to be discussed this evening. As far as the openness, the subcommittee will be similar to Long Range Planning, where when Long Range Planning discusses something it comes back to this board. Tim Anfuso will provide a brief report on discussion and recommendations, and I envision the Affordable Housing Subcommittee will be the same standpoint. A report will be delivered to the Planning Board before any action is taken on Affordable Housing actions.

Kevin O'Brien. Will those meetings be open?

Chairman Tobia. They will not be open as they are a subcommittee meeting.

Kevin O'Brien. Can the Planning Board and Township Committee meet to discuss Affordable Housing to conduct a joint meeting?

Chairman Tobia. There currently will be both Affordable Housing with this board and Township Ccommittee and will be discussed with the governing body but at this point there are a number of dates to be discussed with Mr. Anfuso to meet the deadline assigned by the court/state have put onto the Township Committee.

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

1. **Appointment of Affordable Housing Subcommittee.**
   Tobia, Lukowitz, Taeschler, Robert Scales and Kevin Walsh BOE, Nick Tomano Colts Neck Police Department; Chris Concannon Colts Neck Fire Department; Lou Bader Public Works; Dino Nicolette CNBA; from the Township Committee Mr. Viola, Mr. Buzzetta and professional staff Mr. Anfuso, Michael Steib, Beth McMannis, T and M if as needed.

   First meeting set for April 16th, Chairman Tobia set out expectations for conductions of the subcommittee where they strictly to look at Affordable Housing information that has been presented to the Township Committee to develop recommendations to this board for

further discussion and/or recommendation to the governing body. Similar to other municipalities, it is to take a broader look at the Affordable Housing that is coming into the Township and also be open and transparent to all Township organizations that may be impacted (BOE, PD, FD) for what is coming and offering additional suggestions.

Further discussion and action items or questions will come back to this Planning Board in future meetings. With consideration of the timeline, we are trying to schedule at least two subcommittee meetings before the next Planning Board meeting so that proper consideration and discussion.

Tim to double check with Beth on the delivery of materials Monday April 14th, prior to the subcommittee meeting and all materials will also be given to Planning Board members.

2. **June 10th Meeting Reschedule.**
   Motion to move meeting to Monday, Monday June 9th.

OFFER:	Lutkewitte
SECOND:	Visci
AFFIRMATIVE:	Tobia, Torchia Buss, Lutkewitte, Sullivan, Taeschler, Viola, Visci, Stivala.
NEGATIVE:	None

3. **Appointment of Planning Board/Zoning Board.**
   Motion to appoint Krista Hill-Kane as Planning and Zoning Board Secretary.

OFFER:	Lutkewitte
SECOND:	Taeschler
AFFIRMATIVE:	Tobia, Torchia Buss, Lutkewitte, Sullivan, Taeschler, Viola, Visci, Stivala.
NEGATIVE:	None.

APPLICATIONS: Old Business

None.

APPLICATIONS: New Business:

7:18 pm Mr. Corsi reported for Planning Board Meeting.

1. **440 Route 34: Block 31, Lot 4 – 440 Route 34**
   Application for Preliminary and Final Major Site Plan Approval with Variances to remove the former bank drive-thru and reconfigure the parking lot in the B-1, Business Zone. Time to July 28, 2025.

9 total items were marked as exhibited -
Exhibits introduced by Michael Steib:

- A1 Application of 440 Rt 34 LLC 2/28/2025
- A2 Existing Conditions and Demolition Plan prepared by Harbor Consultants Inc 2/20/2025
- A3 Parking Layout Plan prepared by Harbor Consultants 2/20/2025
- A4 Preliminary Final Site Plan prepared by Harbor Consultants 3/27/2025
- A5 Initial Engineering prepared by T And M Associates 3/31/2025
- A6 Report from Township Board of Health 3/31/2025
- A7 Report from Township Fire Council 4/1/2025
- A8 Karnac Architecture LLC Elevation and Floorplan Set 3/21/2025
- A9 Report from Planner Tim Anfuso 4/3/2025

Mr. Victor Vinegra and Mr. Mark Fleger appeared on behalf of the applicant. Mr. Vinegra, Mr. Eddie H. Mardahaev. Timothy Anfuso and Charles Cunliffe Project Engineer, T and M Associates - sworn.

Victor E. Vinegra: Harbor Consultants, Harbor Consultants Professional Engineer/Planner
Eddie H. Mardahaev: 6 Lindon Ct, Holmdel NJ 07733 (440 Rt 34 LLC)

Mr. Fleger noted he is joined by owner applicant (Mr. Mardahaev) and engineer (Mr. Vinegra) with us, looking at the site plans diagram on the board we are looking to reuse the building by remove existing drive-thru to rework and add parking. Retail is not in demand and the owner is looking to build out for potential medical use. Preexisting conditions that cannot be worked around such as the circulation in the rear of the building.

Mr. Mardahaev discussed his background and plans. Real estate investor and broker in New Jersey, focusing on stabilizing properties. We purchased the building fully vacant, now at 50% we have an Art Studio and medical spa on the 2nd floor making that floor fully occupied. Half of the first floor has been rented to a psychiatric practice with one medical exam room- they only see one patient at a time. We have rental space available, looking to rework the area for medical capability by reworking the parking spots. If fully rented to medical units, we would need exactly 63 parking spaces for compliance with medical. We are not seeing a lot of office rental space and looking to get rid of the drive-thru as there is no value and use that space to add parking spots to include EV spots.

Mr. Fleger noted that Colts Neck has the ordinance for exam rooms relevant to requirements for medical rental space to bring to the owner's attention for awareness, Mr. Mardahaev noted applications have all included total awareness for each rental agreement and if needed Mr. Mardahaev is prepared to come in front of the board for any variances or considerations needed for future tenants and considerations.

Chairman Tobia asked the board if they had any questions at this point for the applicant and their representatives.

Ms. Visci asked the owner how much square footage was still available in the building. Mr. Mardaheav noted half of the first floor is currently available for rent which is approximately 1500 sf out of the total 9501 gross sf available for the building.

Chairman Tobia asked for any questions from the public. None noted.

Mr. Vinegra then began his testimonials noting credentials. The original engineer for the project when it was a septic system. Referring to sheet number 2. This building was having failings with the septic, updated drains and made minor modifications for the new septic. Mr. Mardahaev has put in new AC units and fixed it up quite nicely, the property has been under utilized for quite some time. Even with the bank, I had never seen more than five cars there in quite some time. We want to utilize the existing impervious coverage we are along street corridor, not in the flood zone which is in the hashed area, even if adding three 3 feet we will not be in flood zone. No needed state permits for anything he is proposing to do. There is a riparian corridor but this is preexisting lot.

Mr. Vinegra continued, what we are looking to do is eliminate the drive-thru area and the overhead canopy with the small bump out and add regular straight on parking to include restripe and resurface the parking and beautify. It almost got to be, I think, a little run down. We are looking to move into perpendicular parking, there was a comment from the planner's office to consider diagonal parking here but with the 23' feet and I've gone down to 20' we could label the 20' distance impact spaces be noted for compact cars. I drive a ford Mustang EV it is 16' and backs out quite nicely, the only thing that may not fit is say a Sprinter van but I would park that here. I really don't see an issue with the narrow throat here, it is one way and plenty of site distance to back out. Travel speed, and the ingress is coming in on Artisan Way in this direction, these are the most desirable spaces. I would only label these as compact car spaces. Additionally, the Planner noted up against the building to include a couple of car stops in there where the EV spaces are planned. He is looking to make these six (6) EV spaces, you get extra space with the way the Governor wrote the ordinance. So really, we are at 57 spaces and in addition to the six (6) extra bonus spaces we have 63 spaces which is on par with what is needed for medical space compliance.

Mr. Vinegra referring to the architectural space of 9160 sq feet. As you can see, the first floor and second floor and not looking to utilize the full basement as it will be storage and utility room.

Mr. Mardahaev noted this is not accurate. The basement will be utilized, the elevators and elevator shaft and have two tenants per floor for each floor.

Mr. Vinegra continued, we are balancing on the edge of parking requirements with the bonus spaces we do make it. I went through the professional's letter, the biggest concern, in my opinion, is the ordinance states that 10 spots or more require an island. This area is gravel we can add additional shrubbery to offset, we did have landscape plan we can augment and add additional landscaping with low lying shrubs or flowering trees, showing additional trees here. We can add some trees back here to offset, we would like to put an island but balancing on the edge for parking, but we can offset by adding to the existing landscaping and adding greenery to the islands and add where the gravel is to add low growth and flowering shrubs. This is mostly a beautification project. This is all existing curb the septic system has been installed, Mr. Mardahaev has installed the curb in here. We don't want to add additional impervious to this site,

in my opinion this works as an existing building and existing parking lot where you went to the bank on a Thursday to cash the checks and met those parking demands.

Mr. Vinegra continued, I will go through the review letters. The first letter is from T and M Associates, March 31 2025. Item 3, on page 2, notes narrowness on the parking spot which I testified. The remainder of the comments we can comply with. One thing he does bring up, there is some encroachment on the adjourning lot, and it will be discussed between the owners. There is no easement, and I guess at one point the other owner took some liberties with the curbing and the shed and this will be between the two owners as we are not seeing easements nor need any established as long as there is permission, and Mr. Mardahaev will work that out. Any new signage would have to comply with the ordinance, I didn't complete a sign package, the owner would need to complete a sign package with a sign company or any changes will go through approval processes with Zoning and the Construction department.

Mr. Tobia, regarding the sign. The sign will stay where it is and how it is and comply with the ordinance.

Mr. Mardahaev the current sign is not being altered except lettering, which was already done. Whatever is preexisting, I'm not sure if that complies. I am not adding any signs.

Mr. Cunliffe noted, there are 3 signs that are across the property. A temporary retail sign, a business sign for adjacent property with the encroachments, and the subject's sign is almost centered in front of the septic system which I believe was noted that the sign is encroaching in the state's right of way it is an existing condition and note it for the record that if the DOT does any projects which would require relocation they would need to comply. I believe the testimony is the sign and footprint are staying as is, if anything they may change the placard on the sign itself but no changes to the sign.

Mr. Vinegra, noting item 3 on the Engineer's report related to the EV chargers. What type/brand would be used; he would submit that the electrical/construction department for their sign off. Normally there you could do a building mount, direct wired and it would be his choice whether it is employees only, for the public, or a pay station. When he selects an exact model, it would go to electrical and subcode official to sign off.

Mr. Anfuso requested Mr. Vinegra speak closer to the microphone.

Mr. Cunliffe wanted to bring to the board's attention that the plan shows 6 spots and the cover noted 5. Mr. Gerkin raised a question, for medical office 1 for 150 or 4 for first exam room and 2 spots for each room thereafter, what they are proposing meets the requirements and when the tenants change in the future and the CO will have to demonstrate compliance if more exam rooms come into consideration. 57 physical spaces, 6 of those are EV, they meet it with their credit as proposed.

Mr. Vinegra noted that currently the psychiatric renter has low volume, but that may not be the case three years from now and will be the time to revisit for CO and receive the use permits to be recalculated in the future.

Mr. Taeschler On the left side of the building, parking lot 24'/25' are typically required for two way drive aisle but you are proposing one way drive aisle and that is an important distinction. You had noted making this compact spaces, it might be better to dedicate these as employee spaces since they will not be coming and going as much and it is further away from the building.

Mr. Vinegra noted the rest of the items would be complied with and moving on to the Planner's letter dated April 3, 2025. Head on parking stalls, 9x18 I do believe we should have the spaces here that will have a separate bumper stop that will help and it is prudent, and I have done that before.

Mr. Anfuso, should I go back and forth on the items or address after. Chairman Tobia noted Mr. Vinegra would address the total items and allow Mr. Anfuso to respond.

Mr. Vinegra, there is a recommendation for going diagonal/angled parking but we would lose three spaces, and we are trying to keep the existing layout and I think it works so that the medical use requirements are met. Also brings up the design waiver for 13 spaces normally there is 10 for the landscape island, we are not looking to modify impervious surfaces. Item 4 the plantings, add some additional plantings in the existing landscaping along the building which is about 3-3.5' of landscaping and we want to add to this and the island here. This will help the building look better and will work with our landscaping architect. Item 6 was preexisting nonconforming position. Item 7 riparian buffer, preexisting non-conforming. Item 8, we are at 63 spaces with credits and would like to stay there. Item 9 would need to add one additional handicap parking space compliant with ADA.

Mr. Anfuso, with a 63 parking lot you need 3 ADA parking spots.

Mr. Vinegra, we have two now and supposed to have a third with the side area to get out of the vehicle. We will look at this again, take just a little bit of sidewalk we may do it to add one additional handicapped spot. That is based on 63 physical.

Mr. Anfuso, that is for 57 physical spaces.

Mr. Vinegra, add one additional space. The next item is trash and we are looking to do internal to the building, Mr. Mardahaev correct?

Mr. Mardahaev, yes.

Mr. Vinegra, we are internal to the building and storage closets in the building and then private pickup. The retail in there is an art studio, generating refuse is handled internally.

Mr. Anfuso, is the cleaning service collecting and removing offsite or what is the plan?

Mr. Mardahaev, right now the two tenants upstairs share one 65 gal roll out and they remove and put at the curb for pick up. They do twice a week and share. I am assuming one 65 gal roll out per floor and storing in their closets.

Mr. Vinegra, item 11 we will add those one-way signs and do not enter signs. Item 12, shall comply with the consent of owner certification. Item 13 owner will supply new boundary survey. Item 14 most of these elements are preexisting non-conforming. It is a c-flexible variance and we fill the benefits outweigh the detriments and with the facelift and updates. We already began some update, will dress up with landscaping and pave the lot where the septic was repaired and the heating and air conditioner, we are trying not to add any impervious to the site. We are a little bit over, we used 50% but I think we're at 52% so just slightly over and no plan to add impervious coverage.

Mr. Vinegra, thinking of this as modernizing as the building was for a bank and now banks are essentially kiosks so repurposing the old structure, which has good bones the old building. I feel it won't substantially interfere with the intent of planning or zoning as it is permitted use with the zone. I feel the number of special reasons I would say to create a desirable visual, and hopefully have it fully occupied with medical tenants, and I believe that's it for mine.

Mr. Anfuso, the first comment 9x18 parking stalls. The township standard is 9x20 parking stalls. The ordinance allows 9x18 parking stalls if you provide a 2' bumper overhang in addition to the 9x18 where that is coming in play is on the west side of the building for 5-6 parking spots where the drive-through used to be. You probably need about 3' island when you get to the north side of the building, once you get to the south side of the building you are probably a foot or less than a foot for it. In order to have bumper stops, it would be in addition to the 9x18 stall which will push the stalls further out which looks more like 9x16 which would be the first variance I addressed in item 1.

Mr. Anfuso, item 2 access isle width. For 90-degree parking it does not matter whether it's one-way or two-way access isle you need 25' and they have 23' right now. The comment at the end, you are supposed to have a landscape foundation strip along the building, and you don't have the 2' bumper overhang, these cars will be backing out into the area so the 23' would be further reduced by the size of the car so you might as well do it right. Eliminate 3 spaces and go back to the existing condition with the angled parking spaces, add the landscape island here that is 2', have the 18' depth parking stall, and then you can leave the 25' access isle then you can eliminate one variance and a couple of design standard waivers.

Mr. Tobia, and then a variance would be needed for the lesser parking.

Mr. Anfuso, two ways to go: with losing 3 spaces he basically loses one medical tenant. If the whole building went to medical you would need a variance for four space parking. With rounding, by only having 1 non-medical he is only allowed 5 EVs because it can only be 10% of the total. So he won't get as many bonuses which makes it 59 spaces if he loses the medical tenant. If you have EVs and keep 13 head-on spaces, then it would be a 4-space parking variance.

Mr. Vinegra, applicant is willing to lose those spaces in the back he is probably not going to get non-medical tenants to get fully occupied. We are asking for one or the other.

Mr. Tobia, on the err of safety the angled parking would be a better plan to eliminate potential conflicts. I would support a variance for being safer on the existing site plan.

Mr. Mardahaev, I am okay if that is what the board wants.

Mr. Tobia, I'm not speaking for the board but just noting that I would err on the side of safety to reduce conflicts.

Mr. Mardahaev, I could cut right along the building as Mr. Anfuso mentioned, put some shrubs to make it look nice and keep the angled parking if that's the desire. Right along the building where the EV chargers, we can cut and make a 2'.

Mr. Vinegra, So leave the 90 degree along the building, with that additional island space.

Mr. Anfuso, if you take whatever these spaces are 25' and 18' you will probably have closer to a 4-5' for a landscape strip along the side of the building.

Mr. Fegler, we would agree, assuming the board acts favorably, and work with the engineer if that's appropriate as a resolution compliance the width of that island 3, 4, or 5 feet and make sure that isle width is enough.

Mr. Anfuso, comment 3 the 13 parking spots with an island, if they go back to the angled that disappears. Comment 4 design standards waivers for the island, particularly speaking on specific spots in the parking lot to add protection for cars with the vehicles moving around. Foundation and island plannings are required and applicant said they will provide supplemental island plannings that are currently indicated as gravel. The reconstructive landscape island needs to have a tree. The 300' riparian buffer the plan should show the 300' riparian buffer from the street- that is going to encompass the whole site, that probably goes out to Artisan Place somewhere. The ordinance requires that the 300' riparian buffer be preserved within an easement. What I'm recommending is just the wooded area to the north of the site that is within the 300' buffer be placed within a riparian buffer easement to prevent removal of trees, vegetation, and the improvement of structures for it. All of the preexisting stuff, the Applicant's engineer is correct, it's preexisting and grandfathered so it is allowed to stay.

Mr. Mardahaev, the tree you mentioned on the island where the septic system went in, I have concerns about putting a tree there for the roots, Mr. Frank from the Health Department actually mentioned as well, if that is not a concern for the septic.

Mr. Anfuso, oh okay- shrubs or something.

Chairman Tobia, in exchange, will you be willing to put flowering trees in the two islands because of the height and style of your building placing a tree will break up and provide dimension. I agree, low shrubs on the septic island and two trees on those two islands.

Mr. Mardahaev, I love trees. I just have concerns about putting trees over the septic system, I just spent $130, 000 on the septic.

Mr. Vinegra, I have a question. Technically when doing a conservation easement, we aren't supposed to trim the trees or anything.

Mr. Anfuso, you are going to have a deed of easement we use our standard ordinance language within that which allows the selective thinning of dead and deceased trees.

Mr. Vinegra, okay, some of those DEP requirements.

Mr. Anfuso, well it will be dedicated to the town and not the DEP. Comment 8 parking chart, that should be shown on the plan and have it modified for all medical and parking variance to it. Comment 9, adding the ADA parking spot to the plans. Trash we talked about; One-way signs, probably want a little bit more: include a few do not enter signs, arrows painted on the parking and one way wording so it's clear it is a loop and you cannot pull in and back out and go out the wrong way. You can probably do it with pavement striping, I want more identification so it's clear.

Mr. Vinegra, like bigger arrows?

Mr. Anfuso, well yeah- you have these arrows, it should be indicated these will be painted on the plans.

Mr. Fleger, we agree to work with you and your engineer.

Chairman Tobia, Ms. Visci did you have a comment?

Ms. Visci, I'm not exactly sure how wide that back thru-way is, just on the plan I can't see it. Can we make sure that says no standing, no stopping, no parking on that back thruway?

Board member, additionally include entrance and exit labeled.

Mr. Fleger, no problem working with the professionals to do what is requested for signage whether painted or physical.

Mr. Vinegra, if we move to angled parking then our requirement is 63 spaces and we would have 61 spaces.

Mr. Anfuso, less. You are talking 57.

Mr. Vinegra, with using the EV will be 55 spaces supply, plus 5 credits with EV so we will be going for a 3 space variance. We can't go to the 6 spaces with EV.

Mr. Anfuso, you're at 54 and you'll get 5 credits so 59. So you'll need 4 space variance.
Chairman Tobia, any members of the public have comments or questions. None.

Chairman Tobia, any board members have additional comments or questions.

Board noted signage for head in parking only notations may be beneficial. Mr. Fleger noted they would work with the team.

Mr. Lutkewitte, to go back to the trash situation. They store the garbage and then wheel out to the curb. The tenants are okay with having the garbage like this?

Mr. Mardahaev, the lease notes the garbage situation. If it becomes a problem, I guess we would address it then. The trash is a sealed lid and they do have storage space in the basement but they're currently choosing to leave it on the floors. No issues currently and have been working this way for 3-4 months. Should we go ahead and designate an area just in case?

Chairman Tobia, the section along driveway to the rear near the wooded area with the sidewalk. How wide is that?

Mr. Mardahaev, it is taken by the AC. Any space between is to not block view from the window.

Board, are you hoping to take an urgent care or anything like that?

Mr. Mardahaev, no we do not have the space. We have 1500 sq ft and they need 4000-5000 sq ft. Mr. Anfuso is going to tell me go back in front of the board if and when anything does not conform with the requests.

Chairman Tobia, and for the record Mr. Anfuso has been fair with enforcing the ordinances of Colts Neck.

Mr. Mardahaev, he was very fair with me in every single way.

Board, that building needed a lot of work and very happy to hear you're fixing it up. Those angled spots, they were very big and made it very easy.

Mr. Mardahaev, I just don't like angled parking. We can keep it the same way.

Mr. Vinegra, we will revisit the angled car park to make sure it meets design specifications. The striping is gone so it will be restriped and also hope to find some of the space needed with correcting to specification.

Mr. Cunliffe, two clarifying questions. Mr. Gerkin raised in his letter, the existing A inlet that was removed in proximity to the septic system, there is a CNP pipe that runs from A to existing A in the back. Has that been removed or abandoned?

Mr. Mardahaev, that's been poured concrete and inspected.

Mr. Cunliffe, I think your engineer noted the lot would be resurfaced. Are you just reconstructing the portion where the septic was constructed and the trench or the entirety of the parking lot?

Mr. Mardahaev, we haven't got that far we were going to revisit after everything else is approved. If there is a some to save, which I doubt, I would. I am going to restripe and reseal.

Mr. Cunliffe, I just request the plan be revised about the clarity of resurfacing. It is clear the piece by the septic is missing but there may need to be some regrading to make sure water gets to the A inlet in the back of the site.

Mr. Mardahaev, Harvard Consultants is calculating the single inlet can handle, if they can't they would double up.

Mr. Vinegra, there is nothing much more to say. The new angled spots will introduce the spot variance. It will eliminate other relief we needed and I think the overall plan is good for the town, good for the building and we're asking for an affirmative vote.

Mr. Steib, up to the board and the conditions of the board would be compliance with Mr. Anfuso's recommendations and letters. The engineer noted they would clarify with resurfacing and sealing/striping. The other items were discussed.

Mr. Anfuso and Chairman Tobia, the four spot variance and the additional landscaping and trees around the building.

Motion to Approve the Application:

OFFER:	Corsi
SECOND:	Lutkewitte
AFFIRMATIVE:	Tobia, Torchia Buss, Corsi, Lutkewitte, Sullivan, Taeschler, Viola, Visci, Stivala
NEGATIVE:	None

2. Informal Presentation: 430 Route 34, LLC- Block 31, Lot 7- 430 Route

Mr. Steib moved to postpone the presentation and will not reschedule until discussion with Mr. Anfuso to move into an agenda.

Chairman Tobia, any other discussion items or action needed?

Mr. Anfuso, none.

Chairman Tobia, wished the board a happy Easter, Passover and spring break for those it applies.

EXECUTIVE SESSION

Narrative/None

MOTION TO ADJOURN

A motion was made at 8:16 p.m. by Taeschler to adjourn the meeting and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on April 8, 2025 adopted by the Board of Adjustment of Colts Neck Township at its meeting held on May 13, 2025.

Krista Hill-Kane, Secretary
Zoning Board of Adjustment of
Colts Neck Township