TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
October 10, 2023 MINUTES

Mr. Tobia 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 a 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 always maintained. I further order that this public announcement be placed in the minutes of this meeting."

Salute the Flag

Roll Call:

Present:	Tobia, Lukowitz, Fitzpatrick, Rizzuto, Bader, Corsi, Lutkewitte, and Taeschler
Absent:	Penczak (excused) and Visci (excused)

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

Approval of Minutes:

Motion to approve the September 12, 2023 meeting minutes

OFFER:	Taeschler
SECOND:	Lukowitz
AFFIRMATIVE:	Tobia, Lukowitz, Rizzuto, and Taeschler
NEGATIVE:	None

RESOLUTIONS:

1. **PB760 – Prancing Horse Stables, LLC – Block 41.01 Lot 5.13 – 136 Five Points Rd**
   Memorialization of Resolution granting approval for Preliminary and Final Major Site Plan to reconfigure an existing horse track in the AG, Agricultural Zone.

OFFER:	Lukowitz
SECOND:	Rizzuto
AFFIRMATIVE:	Tobia, Lukowitz, Fitzpatrick, Rizzuto, Bader, Corsi, and Taeschler
NEGATIVE:	None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. **PB751 – Antler Ridge – Block 22 Lots 6 & 7– 87 & 91 Montrose Rd**
   Application for a Deviation to the Minor Subdivision approval with variances to retain run-in sheds. Time to January 4, 2024

   Ten items were marked as exhibited.
   1. Development Application, dated 08.21.23
   2. Deviation Plan prepared by Two River Engineering, dated 08.14.23
   3. Shade Tree Commission Report, dated 09.05.23
   4. Board of Health Report, dated 08.24.23
   5. Fire Council Report, dated 08.25.23
   6. Architectural Review Committee Review, dated 08.12.23
   7. Report from Township Planner, Tim Anfuso, P.P., dated 10.04.23
   8. Report from Township Engineer, Glen Gerken, P.E., dated 08.29.23
   9. Memorandum from Township Attorney, Micheal Steib, Esq., 10.04.23
   10. Aerial Photograph of the subject property, undated

   Lauren Papaleo, Esq., appeared on behalf of the applicant. AJ Garito, P.E., project engineer - sworn. Township Engineer Gerken and Township Planner Anfuso – sworn.

   Mr. Garito submitted a color rendering of sheet 4 of 6, dated 08.14.23 as exhibit 11, and a photo board containing 6 color photos of the subject property in its current state as exhibit 12. He reminded the Board that this property recently received minor subdivision approval to subdivide the original lot into two residential lots. One lot contains 4 run-in sheds. Three are used for the applicant's horses and one is used to house the well pump. Whereas the applicant originally planned to remove the sheds, the applicant now wishes to retain them until such time as a building permit is issued, creating the need for Variances due to separation issues.

   Mr. Garito also requested the Board to defer installation of the four greenway markers identifying the landscape easement along Montrose Road until the issuance of a Building Permit.

   Mr. Anfuso suggested a condition of approval should be a deed notice to any future buyer that they would have to relocate the three sheds and install the greenway markers prior to the issuance of Building Permits. Mr. Anfuso also brought to the Board's attention additional comments from his review letter indicating things the applicant must do before he will release signed plans.

   The chairman opened the meeting to public comments. Michelle West of 95 Montrose – sworn. Ms. West was concerned about the 'new building' that is going to be built behind her home as part of this application. It was explained that there are no new buildings planned at this time, and approval for the subdivision was given months earlier. The hearing is to request approval to

temporarily retain the run-in sheds originally slated for removal as part of the original subdivision plan.

Alma Baumgartener of 99 Montrose had a similar concern about how the development of the Antler Ridge property may negatively affect her potable well and property. Mr. Garito and Ms. Papaleo personally addressed Ms. Baumgartener's concerns.

The chairman opened the meeting to Board input. The Board wished to confirm the suggestions for approval set forth by Mr. Gerken and Mr. Anfuso would be included in the resolution as conditions for approval. Mr. Anfuso listed them: granting a variance for the woodshed with the well pump, the three run-in sheds can temporarily remain, installing greenway markers along Montrose before issuing a building permit, and recording a deed notice specifying a future buyer would have to relocate the three sheds and install the greenway markers.

OFFER:	Lukowitz
SECOND:	Rizzuto
AFFIRMATIVE:	Tobia, Lukowitz, Fitzpatrick, Rizzuto, Bader, Corsi, Lutkewitte, and Taeschler
NEGATIVE:	None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made at 7:54 PM 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 October 10, 2023, adopted by the Planning Board of the Township of Colts Neck at its meeting held on November 14, 2023.

Joni VanNest

Joni VanNest, Secretary
Planning Board of the
Township of Colts Neck