# TOWNSHIP OF COLTS NECK
# PLANNING BOARD MEETING
# May 9, 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, Stanford, Lutkewitte, Penczak, Taeschler and Visci
Absent: Bader (excused), Rizzuto (excused), Corsi (excused)

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

**Approval of Minutes:**

Motion to approve the April 11, 2023 meeting minutes
OFFER: Taeschler
SECOND: Visci
AFFIRMATIVE: Tobia, Fitzpatrick, Taeschler and Visci
NEGATIVE: None

**RESOLUTIONS:**

1. **PB756 – Morabito – Block 9, Lot 17 – 785 Route 34**
   Memorialization of Resolution dismissing the application without prejudice.

   Motion to memorialize Resolution dismissing the application without prejudice
   OFFER: Fitzpatrick
   SECOND: Taeschler
   AFFIRMATIVE: Tobia, Fitzpatrick, Taeschler and Visci
   NEGATIVE: None

## ADMINISTRATIVE ITEMS:

1. Ordinance No. 2023-7 Amending and Supplementing Section 102-11 Conditional Uses, Subsection (I) Service Stations (with or without convenience store) – Consistency Review.

Mr. Anfuso said the Township recently adopted Ordinance No 2023-3 amending service stations with or without convenience stores. That ordinance contains an omission. This ordinance is to correct that omission and simply adds a new requirement limiting service stations to a maximum of three service bays accessed from the side or rear building facades. Mr. Anfuso stated in his opinion the ordinance is consistent with the Colts Neck Master Plan. . The intent of the Business Zone is to encourage agricultural services as well as other traditional commercial activities that create a small town ambience. Regional shopping facilities are not anticipated and are more appropriately situated in metropolitan and suburban planning areas and not rural or environmentally sensitive planning areas as designated in the State Development and Redevelopment Plan. The ordinance achieves this goal by limiting service stations to a maximum of three service bays accessed from the side or rear building facades in an attempt to maintain a small town ambience.

Motion to find Ordinance No 2023-7 is consistent with the Master Plan.
OFFER: Lutkewitte
SECOND: Stanford
AFFIRMATIVE: Tobia, Lukowitz, Fitzpatrick, Lutkewitte, Stanford, Penczak, Taeschler, Visci
NEGATIVE: None

## OLD BUSINESS:

None

## NEW BUSINESS:

1. **PB757 – Country Day School – Block 48, Lot 7.02 – 293 Route 537**
Application for Minor Site Plan approval with Variances to replace and upgrade the existing outdoor play area in the B-1, Business Zone. Time to October 22, 2023.

Mr. Steib announced that a May 8, 2023 correspondence was received from Mr. Dante Alfieri, Esq requesting this application be carried to June 13, 2023. The applicant will Notice for the June 13, 2023 hearing at which time the Board will consider the application.

## DISCUSSION:

None

## MOTION TO ADJOURN

A motion to adjourn was made by Mr. Lutkewitte at 7:38 p.m., 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 May 9, 2023 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 13, 2023.

Timothy Anfuso, Secretary
Planning Board of the
Township of Colts Neck