TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JANUARY 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 News Transcript 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

Mr. Steib administered the Oath of Office to reappointed or new Board members who did not take the Oath of Office at the Township Committee Reorganization Meeting. All have signed their Oath of Office.

Roll Call:

Present: Tobia, Lukowitz, Fitzpatrick, Rizzuto, Bader, Corsi, Lutkewitte, Stanford, Penczak, Taeschler and Visci

Absent: None

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

Reorganization:

Mr. Tobia turned the meeting over to Mr. Steib for reorganization. Since the Board did not appoint a nomination committee for 2023, Mr. Steib requested nominations for Board Chairman. Mr. Bader offered Mr. Tobia to serve as Board Chairman, seconded by Mr. Lukowitz. Mr. Steib asked for any other nominations. Hearing none, Mr. Steib called for a vote

Motion to Appoint Mr. Tobia as Chairman:
OFFER: Bader
SECOND: Lukowitz
AFFIRMATIVE: Tobia, Fitzpatrick, Rizzuto Bader, Corsi, Kostka, Lutkewitte, Stanford, Penczak and Lukowitz

NEGATIVE: None

Mr. Steib asked for a motion to appoint a Vice-Chairman. Mr. Corsi offered Mr. Lukowitz, seconded by Mr. Lutkewitte. Mr. Steib asked if there are any other nominations from the floor. Mayor Fitzpatrick offer Mr. Lutkewitte, seconded by Mr. Stanford. Mr. Lutkewitte thanked the Board for considering him for the position of Vice-Chairman but withdraw his name from consideration. Mr. Steib asked for any other nominations. Hearing none, Mr. Steib called for a vote

Motion to Appoint Mr. Lukowitz as Vice-Chairman:
OFFER: Corsi
SECOND: Lutkewitte
AFFIRMATIVE: Tobia, Fitzpatrick, Rizzuto Bader, Corsi, Kostka, Lutkewitte, Stanford, Penczak and Lukowitz
NEGATIVE: None

Mr. Steib asked for a motion to appoint a Board Secretary. Mr. Tobia offered Mr. Anfuso as Board Secretary, seconded by Mr. Lutkewitte. Mr. Steib asked if there are any other nominations from the floor. Hearing none, Mr. Steib called for a vote

Motion to Appoint Mr. Anfuso as Board Secretary:
OFFER: Tobia
SECOND: Lutkewitte
AFFIRMATIVE: Tobia, Fitzpatrick, Rizzuto Bader, Corsi, Kostka, Lutkewitte, Stanford, Penczak and Lukowitz
NEGATIVE: None

The meeting was turned over to Chairman Tobia.

Approval of Meeting Dates for 2023

The Board adopted the schedule for meeting dates for the remainder of 2023 as well as Reorganization and Regular meeting for January 2024 at 7:30 p.m. as follows:

February 7, 2023
March 14, 2023
April 11, 2023
May 9, 2023
June 13, 2023
July 11, 2023
August 8, 2023
September 12, 2023
October 10, 2023
November 14, 2023
December 12, 2023
January 9, 2024

The February 7, 2023 meeting will be held in the main meeting room in the lower level of the library located at 2 Veterans Way, Colts Neck, NJ 07722.

Motion to approve 2023 Meeting Dates and January 2024 Reorganization and Regular meeting date:

OFFER: Bader
SECOND: Corsi
AFFIRMATIVE: Tobia, Fitzpatrick, Rizzuto Bader, Corsi, Kostka, Lutkewitte, Stanford, Penczak and Lukowitz
NEGATIVE: None

Appointment of Official Newspapers

Motion to appoint the Asbury Park Press and the Star Ledger as Official Newspapers:
OFFER: Lutkewitte
SECOND: Corsi
AFFIRMATIVE: Tobia, Fitzpatrick, Rizzuto Bader, Corsi, Kostka, Lutkewitte, Stanford, Penczak and Lukowitz
NEGATIVE: None

Chairman Appointments

Mr. Tobia made the following appointments:

Street Coordinator: Mr. Bader
Long Range Planning Committee: Mr. Corsi, Mr. Lutkewitte and Mr. Tobia
Affordable Housing Subcommittee: Mr. Penczak, Mr. Lutkewitte and Mr. Tobia

Appointment of Planning Board Engineer

Motion to appoint Planning Board Engineer, Glenn Gerken, P.E.
OFFER: Lutkewitte
SECOND: Corsi
AFFIRMATIVE: Tobia, Fitzpatrick, Rizzuto Bader, Corsi, Kostka, Lutkewitte, Stanford, Penczak and Lukowitz
NEGATIVE: None

Appointment of Planning Board Attorney

Motion to appoint Planning Board Attorney, Michael B. Steib, Esq.
OFFER: Corsi
SECOND: Stanford
AFFIRMATIVE: Tobia, Fitzpatrick, Rizzuto Bader, Corsi, Kostka, Lutkewitte, Stanford, Penczak and Lukowitz
NEGATIVE: None

Approval of Minutes:

Motion to approve the December 6, 2022, Meeting Minutes:

OFFER: Stanford
SECOND: Lukowitz
AFFIRMATIVE: Tobia, Fitzpatrick, Corsi, Stanford, Lutkewitte and Lukowitz
NEGATIVE: None

RESOLUTIONS:

PB747A – Casaburi – Medical Office Signage – Block 46, Lot 10 – 178 County Route 537
Memorialization of Resolution granting Minor Site Plan Approval with Variances to replace the freestanding sign and install a new façade sign in the B-3, Business Zone.

Motion to Memorialize the Resolution:
OFFER: Lutkewitte
SECOND: Lukowitz
AFFIRMATIVE: Tobia, Fitzpatrick, Corsi, Stanford, Lutkewitte and Lukowitz
NEGATIVE: None

PB755 – Colts Neck Pub – Block 47, Lot 14 – 270 Route 34
Memorialization of Resolution granting Minor Site Plan Approval with Variances to install a walk-in cooler, refuge enclosure, façade sign and 31 gravel overflow off-street parking stalls in the B-1, Business Zone.

Motion to Memorialize the Resolution:
OFFER: Lutkewitte
SECOND: Corsi
AFFIRMATIVE: Tobia, Fitzpatrick, Corsi, Stanford, Lutkewitte and Lukowitz
NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

PB756 – Morabito – Block 9, Lot 17 – 785 Route 34

Application for Preliminary & Final Major Subdivision Approval with Variances for a two lot subdivision following the flag lot provisions of the A-1, Agricultural / Residential Zone.

Mr. Steib, Esq. advised the applicant did not provide Public Notice for this meeting and the application could not be heard. This application will be rescheduled, and the applicant will have to Notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Lutkewitte at 7:50 p.m. and this was seconded by Mr. Lukowitz 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 January 10, 2023, adopted by the Planning Board of the Township of Colts Neck at its meeting held on February 7, 2023.

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