

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
FEBRUARY 8, 2005 MINUTES**

The Chairman 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 Asbury Park Press and that a copy is on file in the Office of the Township Clerk. I further order that this public announcement be placed in the minutes of this meeting."

Salute the Flag

Roll Call

Present: Barbagallo, Malinowski, Forester, Florek, Kostka (5 minutes late), McGarry and Orgo (5 minutes late)

Absent: Crossan, Robinson, Thompson and Lear

Approval of Minutes:

January 11, 2005 Minutes Approved:

OFFER: Forester

SECOND: Malinowski

AFFIRMATIVE: Barbagallo, Malinowski, Forester, Florek and McGarry

NEGATIVE: None

RESOLUTIONS:

Application #561 – Ron Rose Office Building/ General Store – Block 30, Lots 14 & 15 – Route 537 West

Memorialization of Resolution granting a six month extension of time to the Preliminary & Final Major Site Plan approval, Minor Subdivision and variance approval granted on January 14, 2003. The extension of time will expire on August 8, 2005.

Motion to Memorialize the Resolution:

OFFER: Malinowski

SECOND: Forester

AFFIRMATIVE: Barbagallo, Malinowski, Forester, Florek and McGarry

NEGATIVE: None

Application #609A – Green – Block 46, Lot 10 – 45 West Route 537

Memorialization of Resolution granting Preliminary and Final Major Site Plan approval with variances to construct a 916 s.f. addition to the existing commercial building in the B-3 Zone.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Forester

AFFIRMATIVE: Barbagallo, Forester and Kostka

NEGATIVE: None

Application #622 – Due Process – Block 51, Lots 2 and 2.22 – Route 537

Memorialization of Resolution granting Preliminary and Final Major Site Plan approval with variances to construct six tennis courts.

Motion to Memorialize the Resolution:

OFFER: Malinowski

SECOND: Florek

AFFIRMATIVE: Barbagallo, Malinowski, Forester, Florek, Kostka and McGarry

NEGATIVE: None

Application #619 – Matzel – Block 51, Lot 1.05 – 4 Michaels Way

Memorialization of Resolution dismissing the application without prejudice.

Motion to Memorialize the Resolution:

OFFER: Malinowski

SECOND: Forester

AFFIRMATIVE: Barbagallo, Malinowski, Forester, Florek, Kostka, McGarry and Orgo

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

Application #614 – Brusco – Block 22, Lots 6 & 7 – 91 Montrose Road

Application for a three lot Major Subdivision approval with variances in the A-1 Zone.

Sal Alfieri, Esq. represented the applicant. Nine new items were marked as exhibits – preliminary major subdivision, report from Township Planner, report from Environmental Commission, report from Fire Prevention Bureau, report from Township Engineer, report from Township Landscape Architect, mounted tax map, mounted minor subdivision plat, mounted major subdivision plat and a mounted color rendering of landscape plan.

Mr. Alfieri reminded Board that the last time they were in front of this Board it was suggested that they include Lot 6 and readjust the lot lines and make this application a three lot subdivision. Cara Smith, Engineer – sworn. Ms. Smith explained that they have revised the site plan today to eliminate the need for a detention basin and causing much less fill required to be brought into the site. This application would take the two lots and take down all of the existing structures and subdivide into three lots and construct three new homes.

Open to the public. Mark McCabe – sworn. Mr. McCabe explained that he is the builder for the neighboring property that is owned by the Mumford's for the past two years. He is very familiar with the property and is concerned with the amount of large specimen trees that would be eliminated and the amount of fill that was being brought in causing potential drainage problems for the Mumford's.

Since the new plan the applicant was proposing had not been seen by anyone prior to this hearing the Board did not feel comfortable in voting. The Board requested the applicant bring in new plans showing all specimen trees over 12" in diameter within the limits of disturbance and calculate how

much fill would be brought into the site. The applicant requested an extension of time to April 30, 2005 and asked to be carried to the next meeting.

This application is carried to the March 8, 2005 meeting with no further notice.

NEW BUSINESS:

None

DISCUSSION:

Mr. Anfuso explained to the Board that in order to meet the Federal Clean Water Act, New Jersey has developed a municipal stormwater management program. The new rules require Colts Neck to receive a New Jersey Pollutant Discharge Elimination System Permit in April 2004. The new rules also require the Planning Board to prepare and adopt a Stormwater Management Element of the Master Plan by April 1, 2005. This plan is being prepared by the Township Engineer's office and will be forwarded to all members as soon as it is received. Members were asked to review the draft as soon as received because there will be a public hearing at next months meeting.

EXECUTIVE SESSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Malinowski at 9:10 p.m. and this was seconded by Mr. Kostka 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 February 8, 2005 adopted by the Planning Board of the Township of Colts Neck at its meeting held on March 8, 2005.

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