

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
FEBRUARY 13, 2007 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 Colts Neck Calendar and 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, Stuart, Hennessy, Crossan (8:20 p.m.), Kostka, Orgo, Robinson, Lear and Eastman

Absent: Thompson

Also Present: Timothy Anfusio, P.P., Butch Hoover, P.E., Mike Steib, Esq., and Ruth Leininger

Approval of Minutes:

January 9, 2007 Minutes Approved:

OFFER: Stuart

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Stuart, Hennessy, Kostka, Orgo, Robinson and Eastman

NEGATIVE: None

RESOLUTIONS:

Application PB565A – Abbatiello – Block 41.01, Lots 4, 5 and 7 – Stone Hill Road

Memorialization of Resolution granting a one year extension of time to the Final Major Subdivision. The extension of time will begin on December 10, 2006 and expire December 10, 2007.

Motion to Memorialize the Resolution:

OFFER: Stuart

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Stuart, Hennessy, Orgo, Robinson and Eastman

NEGATIVE: None

Application PB648 – Omnipoint – Block 16, Lot 11 – Town Hall Site

Memorialization of Resolution granting Preliminary and Final Major Site Plan Approval to mount cellular antennas on a new 120' monopole tower camouflaged as a tree.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Stuart

AFFIRMATIVE: Barbagallo, Stuart, Hennessy, Robinson and Eastman
NEGATIVE: None

Application PB596B – Blackburn Block 35, Lots 1.01 and 1.03 – Laird & Phalanx Road

Request for a one year extension of time to the Minor Subdivision with Variances. The extension of time will begin on January 13, 2006 and expire January 13, 2007

Motion to Memorialize the Resolution:

OFFER: Malinowski

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Malinowski, Orgo, Robinson and Lear

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Application PB633 – Clemente/Colts Neck Township – Block 10, Lots 9.01 & 9.06 – 9 Western Drive

Request for a one year extension of time to the Minor Subdivision with Variances. The extension of time will begin on March 14, 2007 and expire March 14, 2008.

Mr. Anfuso told the Board a letter was received from the applicant's attorney stating they hope to be in front of the Board next month requesting a deviation to this subdivision. They would prefer to take care of all matters at once.

Application PB596B – Blackburn Block 35, Lots 1.01 and 1.03 – Laird & Phalanx Road

Request for a one year extension of time to the Major Subdivision with Variances. The extension of time will begin on January 13, 2007 and expire January 13, 2008

Motion to Approve the Extension of Time:

OFFER: Orgo

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Stuart, Hennessy, Kostka, Orgo, Robinson and Eastman

NEGATIVE: None

OLD BUSINESS:

Application PB625B – Vaccaro I – Block 48, Lot 6 – Route 34

Application for a deviation to the Preliminary and Final Major Site Plan Approval granted May 9, 2006 to construct a 4,464 s.f. bank with a 2,255 s.f. drive thru canopy and 11,538 s.f. retail/office building with a 1,350 s.f. covered porch.

Chairman Barbagallo recused himself from this application and turned the meeting over to Vice Chairman Malinowski. Sal Alfieri, Esq. represented the applicant. Nine new items were marked as exhibits – amended site plan, Stormwater management plan, report from Township Planner, architectural plans, report from Township Engineer, report from Township Landscape Architect, color rendering of landscape plan, board mounted architectural plan of the bank and façade of bank.

A.J. Garito, Engineer – sworn. It was explained the bank and Building 2 have been reduced in size to be under the 16,000 s.f. threshold and a septic/disposal field will be constructed while the DEP application is being processed. By having a smaller building less parking spaces are required.

The Board thought the size of the drive thru was excessive and could be reduced to help lower the lot coverage. The applicant stated they would agree to deed restrict for the covered porch area on the retail/office building stating that it can never be enclosed.

Ed O'Neill, Architect – sworn. Mr. O'Neill explained that more brick has been added to the bank, the roof has been pitched more adding a dormer for ventilation and mechanicals. Columns were also added to the front trying to make it more colonial in style. The Architectural Review Committee has not seen these new plans to comment on. Open to the public with no comments.

The Board had questions regarding all of the proposed signage for the bank. There was not a representative of the bank to answer these questions.

The Board wanted to see a revised plan showing the canopy drive thru reduced and eliminating the required variances. The Board also wanted to reduce the amount of signs and give the dimensions of each and have comments from the Architectural Review Committee. This application is carried to the March 13, 2007 meeting with no further notice.

NEW BUSINESS:

Application PB640A – Vaccaro II – Block 48, Lot 6 – Route 34

Application for a deviation to the Preliminary Major Site Plan granted on June 13, 2006 to construct a 6,000 s.f. office building.

Chairman Barbagallo recused himself from this application and turned the meeting over to Vice Chairman Malinowski. Sal Alfieri, Esq. represented the applicant. Nine new items were marked as exhibits – application, description of operations, two review letters from Landscape Architect, two Environmental Commission comments, two letters from Township Engineer, and a review letter from the Township Planner.

Mr. Alfieri, Esq. told the Board this application is a deviation from an original application that was granted on June 13, 2006. The original application proposed a 4,000 s.f. bank and a 6,000 s.f. office building. This application has removed the bank, that is now part of Vaccaro I, and this application is now only for the 6,000 s.f. office building.

A.J. Garito, Engineer – sworn. Mr. Garito explained this application is for preliminary approval only. This building will only be constructed after an NJPDES permit is received. Variances are required for both parking and lot coverage.

Ed O'Neill, Architect – sworn. Mr. O'Neill reviewed the architecture of the building with the Board. The Board felt there should be a door to access the sidewalk along the access road and also questioned where the patio furniture was being placed. These issues will be addressed with revised plans. This application is carried to the March 13, 2007 meeting with no further notice.

Application PB637 – Furman – Block 33, Lot 7.01 – Muhlenbrink Road

Application for a Preliminary Major Subdivision approved for a two lot subdivision in the A-1 Zone.

Sal Alfieri, Esq. represented the applicant. Nineteen items were marked as exhibits – application, two feasibility studies, two review letters from Township Engineer, two review letters from Township Planner, two review letters from the Landscape Architect, Environmental Commission review, mounted tax map, mounted option for flag lot and new street, six photos mounted, subdivision plan, survey, preliminary and major subdivision plan and a color rendering of the landscape plan.

A.J. Garito, Engineer – sworn. Mr. Garito explained this is a fully conforming subdivision. This property was subdivided in 1987 creating two lots; this lot is a flag lot. The adjoining lots and this flag lot are all serviced from a common driveway, the Board did not think four lots should share a private, common driveway. An option was shown as a better planning alternative with a cul-de-sac road; however variances would be required for lot frontage and width. The applicant is also proposing to increase the size of the conservation easement that exists on the property.

Open to the public. Kevin Kohm, 39 Muhlenbrink Road – sworn. Mr. Kohm was the adjoining property owner. He was concerned with maintenance and garbage pickup if the road remained private. He thought making it a public road was a better alternative. William Lieberman, 43 Muhlenbrink Road – sworn. Mr. Lieberman thought a shorter, public road would be the better alternative.

The Board asked the applicant to return with a plan showing a shorter street with a 50’ bulb radius. This application is carried to the March 13, 2007 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Kostka at 10:20 p.m. and this was seconded by Mr. Robinson 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 13, 2007 adopted by the Planning Board of the Township of Colts Neck at its meeting held on March 13, 2007.

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