

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
FEBRUARY 12, 2008 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, Hennessy, Kostka, Orgo, Robinson and Eastman

Absent: Malinowski, Forester, Crossan, Thompson and Lear

Also Present: Timothy Anfuso, P.P., Louis Tedesco, P.E., Mike Steib, Esq., and Ruth Leininger

**Approval of Minutes:**

January 8, 2008 Minutes Approved:

OFFER: Kostka

SECOND: Hennessy

AFFIRMATIVE: Barbagallo, Hennessy, Kostka and Orgo

NEGATIVE: None

**RESOLUTIONS:**

**Application PB645 – Stavola – Block 53.01, Lot 6 – Obre Road**

Memorialization of resolution granting a six month extension of time to the Minor Subdivision. The extension of time will begin on November 3, 2007 and expire May 3, 2008.

Memorialization of Resolution:

OFFER: Orgo

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Hennessy, Kostka and Orgo

NEGATIVE: None

**Application PB659 – Giuffre – Block 51, Lot 2.30 – 17 Squan Song Road**

Memorialization of resolution granting a Minor Site Plan Approval with Variances to install a pond, inground swimming pool, pool cabana, fountain and pergola.

Memorialization of Resolution:

OFFER: Hennessy  
SECOND: Orgo  
AFFIRMATIVE: Barbagallo, Hennessy, Kostka and Orgo  
NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

**Stormwater Management Plan Element of the Master Plan**

Mr. Anfuso explained the Board was given a copy of the Draft Stormwater Management Plan in their packets. This draft addressed comments that were received from Monmouth County Planning Board. At the March meeting there will be a public hearing before it is sent back to the county. He asked the Board to review the document and forward any comments to him before the next meeting.

**OLD BUSINESS:**

**Application PB656 – Galeros – Block 16, Lot 12 – 16 Shawnee Court**

Application for a two lot Minor Subdivision with variances in the A-1 Zone.

Due to the weather, the attorney representing Mr. Galeros was unable to make the meeting and requested this application be carried and gave an extension of time to April 30, 2008. This application is carried to the March 20, 2008 meeting with no further notice.

**Application PB660 – Robert DeFalco Realty – Block 46, Lot 11 – Route 537 West**

Application for Minor Site Plan Approval with Variances to convert an existing 3,000 s.f. structure into a real estate office.

The attorney for the applicant sent a letter requesting the application be dismissed without prejudice.

Motion to Dismiss the Application Without Prejudice:

OFFER: Hennessy  
SECOND: Kostka  
AFFIRMATIVE: Barbagallo, Hennessy, Kostka and Orgo  
NEGATIVE: None

**NEW BUSINESS:**

**Application PB662 – Papetti – Block 45, Lot 3.02 – 64 Hominy Hill Road**

Application for Preliminary Major Subdivision Approval with Variances to create three lots in the A-1 Zone.

Tom Orgo recused himself from the application. Mr. Alfieri, Esq. represented the applicant. Eleven items were marked as exhibits – application, subdivision plan, review of Township Engineer, review of Township Planner, review from Fire Marshall, blowup of tax map mounted, color rendering showing

existing conditions, six photos mounted, color rendering of the landscape plan, conforming subdivision and a letter from an objector Mr. Eric Goldring, Esq.

A.J. Garito, Engineer – sworn. Mr. Garito explained the applicant is proposing to subdivide an existing 10.16 acre farm into three 2.8 acre parcels. A cul-de-sac road is proposed with a 25’ strip of property separating the road and the neighbor to the north. By doing this it gives each parcel the required frontage, if the strip were removed a variance would be required. The property has a high ground water table which requires a lot of fill to be brought in, approximately 2,000 truck loads. A basement must be 2’ above the seasonal high water table as well as the septic. They will comply with all new Stormwater Management Regulations, one of which is that the detention/retention basin must be under a Homeowners Association.

The Board had concerns with the amount of dirt that was being brought in. The Board also discussed if the road should be moved to eliminate the 25’ strip of land.

Open to the public. Eric Goldring, 36 Minebrook – sworn. Mr. Goldring felt the site is not able to support what they want to do so they are bringing in over 2,000 truckloads of dirt. He felt the DEP will have issues with this and the Board should wait until a response is received from them.

Mike Lextein, Esq. represented the adjoining neighbor to the north. His client is concerned with the amount of fill being brought in and how that will effect his lot. He also made note that his client preferred the 25’ strip to remain and be landscaped.

The consensus of the Board was the cul-de-sac should be pulled back and the width of the road should be reduced. The amount of fill should definitely be reduced, the Board was very concerned with the comments from the DEP.

The applicant requested the application be carried to April to give them time to amend the plans. This application is carried to the April 8, 2008 meeting with no further notice.

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Robinson at 9:35 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 12, 2008 adopted by the Planning Board of the Township of Colts Neck at its meeting held on March 11, 2008.

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