

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MARCH 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 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, Kostka, Orgo, Robinson,
Thompson and Eastman

Absent: Lear

Also Present: Timothy Anfusio, P.P., Glenn Gerken, P.E., Mike Steib, Esq., and Ruth Leininger

Approval of Minutes:

February 13, 2007 Minutes Approved:

OFFER: Malinowski

SECOND: Kostka

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

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution granting 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 Memorialize the Resolution:

OFFER: Malinowski

SECOND: Orgo

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

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Application PB609 – Cliff Green – Block 46, Lot 10 – Route 537 West

Request for a one year extension of time to the above referenced Preliminary and Final Major Site Plan. The extension of time will begin on February 8, 2007 and expire February 8, 2008.

Mr. Anfuso told the Board that almost all of the conditions of approval have been taken care of except posting of bonds and getting the escrow up to date. There have not been any ordinance changes that would effect this application.

Motion to Approve the Extension of Time:

OFFER: Malinowski

SECOND: Kostka

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

NEGATIVE: None

The Chairman announced that application 637/Furman and 633/Clemente will not be heard this evening. They are both carried to the April 10, 2007 meeting with no further notice.

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. Three new items were marked as exhibits – review letter from Township Planner and Engineer along with new architectural plans.

Sal Alfieri, Esq. represented the applicant. Mr. Alfieri stated the Board had several items they wanted them to address from the last meeting and they were prepared to do so this evening. Ed O'Neill, Architect – sworn. Mr. O'Neill explained the front building (bank) was modified adding more brick and lowering the fascia, giving a more colonial look. They are now only proposing two signs on the façade of the bank measuring 2' x 20' each. Mr. O'Neill appeared in front of the Architectural Review Committee and received positive feedback. He brought brick samples to their meeting but the Board did not like the lighter color and wanted to see samples of other colors before they wrote a review.

A.J. Garito, Engineer – sworn. Mr. Garito showed the site plan that had been previously approved and explained the variances they are seeking now are variances that were granted for the previous application. They have made the first floor of the middle building slightly larger because they will have a treatment works permit and anticipate more food establishments which will want to be on the first floor. The second floor is basically office space. The applicant has agreed to have a deed restriction stating the overhang on the buildings can not be enclosed.

Some Board members were concerned with giving a variance for lot coverage and felt the site could be configured to eliminate this variance. Mr. Garito explained the evolution of the project from when they first applied and were trying to save the front building to change the direction of the middle building to face the neighboring project site. The new plan is not asking for anything they did not have in their first approval.

The Board conditioned the approval on Architectural Review approval, eliminate the variance for the sidewalk with the bank, construct a 3' rear sidewalk for the middle building, revise the architectural plans, add the street furniture and conform to the professionals comments.

Motion to Approve the Application:

OFFER: Stuart

SECOND: Orgo

AFFIRMATIVE: Stuart, Hennessy, Orgo, Robinson and Eastman

NEGATIVE: Kostka

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. Four new items were marked as exhibits – review letter from Township Planner and Engineer, revised floor plan and a mounted elevation of the back building.

Sal Alfieri, Esq. represented the applicant. Mr. Alfieri reminded the Board this application is only for preliminary approval they can not apply for final until their NJPDES permit is received.

Ed O'Neill, Architect – sworn. Mr. O'Neill told the Board the only difference on the architectural plans is a door was added per the request of the Board. Architectural Review had the same comments on the back building as the front two – they liked the architectural, however they did not like the lighter color brick that was presented and wanted to see other samples.

The Board felt that overall the applicant did an excellent job on doing what the Board had asked of them and feels this will be a showcase project.

Motion to Approve the Application:

OFFER: Robinson

SECOND: Stuart

AFFIRMATIVE: Malinowski, Stuart, Hennessy, Crossan, Orgo, Robinson and Eastman

NEGATIVE: Kostka

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.

A letter was received from the applicant asking to carry this application. This application is carried to the April 10, 2007 meeting with no further notice.

NEW BUSINESS:

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

Application for Deviation to Minor Subdivision with Variances to amend Special Condition No. 4 of the Resolution of Approval and waive the requirement to place greenway markers along the Conservation Easement.

A letter was received from the applicant asking to carry this application. This application is carried to the April 10, 2007 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Robinson at 9:20 p.m. and this was seconded by Mr. Orgo 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 March 13, 2007 adopted by the Planning Board of the Township of Colts Neck at its meeting held on April 10, 2007.

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