

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
APRIL 11, 2006 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, Florek, Stuart, Orgo, Robinson, Thompson and Behrens

Absent: Malinowski, Crossan, Kostka and Lear

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

Approval of Minutes:

March 14, 2006 Minutes Approved:

OFFER: Robinson

SECOND: Stuart

AFFIRMATIVE: Barbagallo, Stuart, Robinson, Thompson and Behrens

NEGATIVE: None

RESOLUTIONS:

Application PB573 – Levin/Meyer – Block 33, Lots 16 & 18 – Route 537

Memorialization of Resolution for a one year extension of time to the Minor Site Plan and Minor Subdivision. The extension of time will begin on April 8, 2005 and expire April 8, 2006.

Motion to Approve the Resolution:

OFFER: Robinson

SECOND: Thompson

AFFIRMATIVE: Barbagallo, Stuart, Robinson, Thompson and Behrens

NEGATIVE: None

Application PB556 – Eyres - Block 43, Lots 11, 14, 18, 19 & 20; Block 44, Lots 11 & 12 and Block 45, Lots 5, 5.01 & 5.02

Memorialization of Resolution for a one year extension of time to the Preliminary Major Subdivision. The extension of time will begin on March 12, 2006 expiring March 12, 2007.

Motion to Approve the Resolution:

OFFER: Thompson

SECOND: Robinson

AFFIRMATIVE: Stuart, Robinson Thompson and Behrens

NEGATIVE: None

Application PB635 – Madden – Block 10, Lots 3 & 3.01 and Block 19, Portion of Lot 10 – Cross Road

Memorialization of Resolution for Site Plan Waiver to hold a public horse show in a Type 3 Riding/Training Stable.

Motion to Approve the Resolution:

OFFER: Robinson

SECOND: Thompson

AFFIRMATIVE: Barbagallo, Stuart, Robinson, Thompson and Behrens

NEGATIVE: None

Application PB631 – DeSave – Block 7, Lots 7.01 & 7.11 – 55 Crine Road

Memorialization of Resolution to Dismiss the application without prejudice.

Motion to Approve the Resolution:

OFFER: Robinson

SECOND: Thompson

AFFIRMATIVE: Barbagallo, Stuart, Robinson, Thompson and Behrens

NEGATIVE: None

Application PB639 – Miller – Block 45.03, Lot 1 – Mine Brook Road

Memorialization of Resolution granting Minor Site Plan Approval to install a 60' x 120' tennis court in the A-5 Zone.

Motion to Approve the Resolution:

OFFER: Thompson

SECOND: Stuart

AFFIRMATIVE: Barbagallo, Stuart, Robinson, Thompson and Behrens

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Monmouth County Park System – Dorbrook Park – Route 537

Request for a Capital Project Review to improve and reconstruct the site amenities at the Sprayground in Dorbrook Recreational Area.

Mr. Anfuso informed the Board that this is a requirement whenever the County or Board of Education are going to do a capital project they must appear in front of the Planning Board. The Planning Board must review the project to make sure that it is consistent with the Master Plan and is free to make recommendations.

Rich Pillar, Chief Landscape Architect for the County Park System addressed the Board. A sprayground was installed at Dorbrook Park and has been open for two summer seasons and has far exceeded their expectations. This project is geared toward addressing problems that have arisen such as increasing sidewalk access width, providing a formal entrance with a small open air structure, increasing perimeter fencing, eliminating turf within perimeter fencing and providing a more direct sidewalk access to the existing restrooms. Additional shade umbrellas, day-use storage cubbies, drinking fountain, wash sink and landscape restoration is also proposed.

Open to the public with no comments. The Board felt the sprayground has been an asset to the park and is consistent with the Master Plan.

Motion to Endorse the Capital Project:

OFFER: Orgo

SECOND: Thompson

AFFIRMATIVE: Barbagallo, Florek, Stuart, Orgo, Robinson, Thompson and Behrens

NEGATIVE: None

Review and Recommendation to the Township Committee on Ordinance 2006-7 deleting Section 102-54 “Drainage” and establishing new Section 46.4 “Stormwater Management”.

Mr. Anfuso reviewed the proposed ordinance with the Board stating that it is required by the State. The majority of the ordinance was taken from a model ordinance that the State had prepared and amended to meet Colts Neck’s needs.

Motion to Recommend Ordinance 2006-7:

OFFER: Florek

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Florek, Stuart, Orgo, Robinson, Thompson and Behrens

NEGATIVE: None

OLD BUSINESS:

Application PB634 – Spatial Design – Block 46, Lots 1/1, 1.50, 1.51, 1.52 and 17.12

Application for Minor Subdivision Approval to subdivide Lot 1/1 from Lots 1.50, 1.51 and 1.52 and to release its restriction prohibiting it from being developed as a building lot. In exchange for the subdivision, Lot 17.12 will be merged with Lot 1.50, 1.51 and 1.52.

Four new items were marked as exhibits – Planners review, drawing plat, report from Shade Tree Commission and a mounted landscape plan. Diane Aifer, Esq. represented the applicant and A.J. Garito, Engineer – sworn. Mr. Garito presented the revised plan incorporating the two dwellings that are across the street on Hominy Hill Road and their property lines. It was stated that a new home will most likely partially block the view from 76 Hominy Hill Road, but when all of the trees are planted that are on the approved site plan, the view will also be blocked.

Open to the public. Dawn Lopes, 76 Hominy Hill Road – sworn. Ms. Lopes stated that her house is existing and a new home being built will block their view. Sergio Lopes, 76 Hominy Hill Road – sworn. Mr. Lopes stated that they bought their home only six months ago and when they did their research this lot was to remain vacant. He requested a view easement be placed on this lot. He understood trees would be planted as part of the subdivision plans, but they would grow over time.

The Board discussed the feasibility of a view easement but felt that since trees were required to be planted as a condition of the site plan they would grow and block the view the same as the new home.

Motion to Approve the Application:

OFFER: Thompson

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Stuart, Orgo, Robinson, Thompson and Behrens

NEGATIVE: None

NEW BUSINESS:

Application PB625A – Vaccaro I – Block 48, Lot 6 – Route 34

Application for Preliminary and Final Plat Major Site Plan approval with variances to construct a 13,854 s.f. medical/retail building in the B-1 Zone.

Chairman Barbagallo reclused himself from this application and turned the meeting over to John Robinson. Sal Alfieri, Esq. represented the applicant. Mr. Alfieri explained to the Board that a site plan had been previously approved for this site; however, they would now like to change the front building to a bank and make the middle building larger. This application is for the middle building only.

Twenty items were marked as exhibits – application, site plan, floor plans, two review letter from the Landscape Architect, two review letters from the Planner, two review letters from the Engineer, two sets of architectural plans, Architectural Review letter, Fire Prevention review letter, Business Advisory review letter, Stormwater Management Report and a revised report, Shade Tree Commission review and an alternate concept plan.

A.J. Garito, Engineer – sworn. Mr. Garito explained that this application is only for the center building which is 13, 700 s.f. including a 700 s.f. covered porch and all improvements for the project. The only variance that is requested is for not providing a loading zone, they do not feel it will be necessary. A septic system will be provided for this building only. This is to allow the middle building to begin construction while they apply to the state for treatment plant for the entire site.

Ed O’Neill, Architect – sworn. Mr. O’Neill reviewed the architecture of the middle building. The Board questioned the placement of a bank drive-thru in the front building. Mr. O’Neill stated that bank building standards dictate where a drive-thru must be placed. The Board was not pleased with the drive-thru facing Route 34. However turning the bank would require reconfiguring the parking and landscaping.

Open to the public with no comments. The Board requested the applicant redesign the site to incorporate their comments. The applicant agreed and requested a resolution be prepared so that if they approved the application the resolution could be memorialized and they would not loose any time. The Board felt the applicant has been working with them and was a reasonable request.

This application is carried to the May 9, 2006 meeting with no further notice.

Application PB640 – Vaccaro II – Block 48, Lot 6 – Route 34

Application for Preliminary Major Site Plan approval with variances to construct a 6,000 s.f. office building and a 4,770 s.f. bank in the B-1 Zone.

Mr. Steib, Esq. announced this application is carried to the May 9, 2006 meeting with no further notice.

EXECUTIVE SESSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Stuart at 10:10 p.m. and this was seconded by Mr. Florek 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 April 11, 2006 adopted by the Planning Board of the Township of Colts Neck at its meeting held on May 9, 2006.

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