

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
APRIL 10, 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, Stuart, Hennessy, Crossan, Kostka (10 minutes late), Orgo, Robinson, Thompson and Eastman

Absent: Malinowski and Lear

Also Present: Timothy Anfusio, P.P., William Hoover, P.E., Doug Fryberger, Esq., and Ruth Leininger

**Approval of Minutes:**

March 13, 2007 Minutes Approved:

OFFER: Robinson

SECOND: Stuart

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

NEGATIVE: None

**RESOLUTIONS:**

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

Memorialization of Resolution granting a one year extension of time to the Preliminary and Final Major Site Plan. The extension of time will begin on February 8, 2007 and expire February 8, 2008.

Motion to Memorialize the Resolution:

OFFER: Hennessy

SECOND: Stuart

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

NEGATIVE: None

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

Memorialization of Resolution granting 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.

Motion to Memorialize the Resolution:

OFFER: Orgo

SECOND: Robinson

AFFIRMATIVE: Stuart, Hennessy, Orgo, Robinson and Eastman

NEGATIVE: None

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

Memorialization of Resolution granting a deviation to the Preliminary Major Site Plan granted on June 13, 2006 to construct a 6,000 s.f. office building.

Motion to Memorialize the Resolution:

OFFER: Crossan

SECOND: Stuart

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

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

None

**OLD BUSINESS:**

**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. Time to May 31, 2007

Sal Alfieri, Esq. represented the applicant. Seven new items were marked as exhibits – Environmental Commission review, Architectural Review comments, Township Engineer’s review, Township Planner’s review, plans, Stormwater analysis and a mounted color rendering of the grading plan.

A.J. Garito, Engineer – sworn. Mr. Garito explained they were in front of the Board two months ago with a conforming subdivision along with several alternatives. The consensus of the Board was for the applicant to put in a short public street even though a variances would be required for both lot frontage and width. There is a large 48” red oak by the perimeter of the cul-de-sac that the Board would like to be saved if possible. Julie McGowan stated she would see if it was in a location that would survive the construction and the applicant agreed to shift the bulb of the cul-de-sac and reduce it to a 45’ radius if required. The applicant also agreed to a 50’ conservation easement along the back of both properties. Open to the public with no comments.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Hennessy

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

NEGATIVE: None

**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. Applicant also requests a one year extension of time to the Minor Subdivision Approval. The extension will begin on September 20, 2006 and expire September 20, 2007. Time to April 14, 2007

A letter was received from the applicant's attorney requesting this item be carried. This application is carried to the May 8, 2007 meeting with no further notice.

**Application PB647 – Gerhard/Due Process Golf Club – Block 51, Lots 2 & 2.21 – 2 Deputy Minister Drive**

Application for a Minor Site Plan to install a tennis court & Minor Subdivision with Variance for a lot line adjustment to transfer 17,470 s.f. from Lot 2 to Lot 2.01 in the AG Zone.

Brian Harvey, Esq. represented the applicant. Nine items were marked as exhibits – subdivision plans, site plan, final survey, Environmental Commission comments, Landscape Architect review, Township Engineer's review, Township Planner's review, Architectural Review comments and Fire Prevention Bureau comments. A.J. Garito, Engineer – sworn.

Mr. Garito explained the applicants want a tennis court however the maximum lot coverage permitted is 15% and the tennis court will put them at 16.1%. The applicant felt it would be easier to get a subdivision than to get a variance for lot coverage. Site plan approval is required for a tennis court and it is located in a conforming location that does not require any variances. The Shade Tree Commission approved the landscaping plan.

The Board preferred granting a lot coverage variance rather than subdividing the property. The applicant withdrew the request for a subdivision. Open to the public with no comments. The applicant must provide an as-built survey when the tennis court is completed.

Motion to Approve the Site Plan and Variance:

OFFER: Orgo

SECOND: Thompson

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

NEGATIVE: None

**Application PB629A – Flancbaum – Block 33, Lot 20 – Route 537 East**

Application for Final Major Subdivision Approval in the A-1 Zone. Time to June 29, 2007

This application was not heard.

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Crossan at 8:40 p.m. and this was seconded by Mr. Thompson 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 10, 2007 adopted by the Planning Board of the Township of Colts Neck at its meeting held on May 8, 2007.

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