

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
APRIL 8, 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, Malinowski, Hennessy, Forester, Crossan, Kostka, Orgo, Robinson, Lear and Eastman

Absent: Thompson

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

Approval of Minutes:

March 11, 2008 Minutes Approved:

OFFER: Malinowski

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Malinowski, Hennessy, Forester, Kostka, Orgo and Robinson

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of resolution denying a two lot Minor Subdivision with variances in the A-1 Zone.

Memorialization of Resolution:

OFFER: Malinowski

SECOND: Forester

AFFIRMATIVE: Barbagallo, Malinowski, Hennessy, Forester, Kostka, Orgo and Robinson

NEGATIVE: None

Application PB664 – Kling – Block 11, Lot 3.10 – Mockingbird Drive

Memorialization of resolution granting Minor Site Plan Approval to convert a detention basin into a retention basin (pond).

Memorialization of Resolution:

OFFER: Malinowski

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Malinowski, Forester, Kostka and Robinson

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD 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.

The applicant sent a letter and requested this application be carried to the June meeting and granted an extension of time until June 30, 2008. This application is carried to the June 10, 2008 meeting with no further notice.

Application PB663 – Birdsall – Block 46, Lot 16 – Route 34 South

Application for Preliminary & Final Major Site Plan Approval with Variances to construct a 3,408 s.f. medical/professional office building in the B-1 Zone.

Tom Orgo recused himself from this application. Eight new items were marked as exhibits – review letters from the Township Planner, Shade Tree Commission, Board of Health, Engineer, Landscape Architect, site plan, architectural elevations and a board mounted color rendering of the landscape plan. Sal Alfieri, Esq. represented the applicant. Mr. Alfieri told the Board Dr. Giovine has had a small office in town for over ten years. They listened to the Board’s concerns at the last meeting and have a plan that only requires one variance and two design standard waivers. There are also four nonconforming elements that are pre-existing.

A.J. Garito, Engineer – sworn. They are now proposing the downstairs for Dr. Giovine’s office and the upstairs will be deed restricted to only permit business or professional office with no medical use. The only variance required is for not providing a loading zone. All deliveries will be via UPS, Fed Ex or similar – no large trucks. The landscape architect wanted more landscaping around the building; this could be accomplished if the building was moved closer to the northern property line but would also require a variance.

Ed O’Neill, Architect – sworn. Mr. O’Neill stated he reduced the building 8” on all four sides and is now below the FAR. The chimney now conforms as well. The aesthetics of the building are the same as what was presented last month.

Open to the public. Ken Florek, 8 Shadowbrook Drive – sworn. Mr. Florek endorsed the architecture of the building and the project itself. He felt it was an improvement to the business district.

The Board thought they did a commendable job in reducing the variances. The Board did agree they would prefer to grant a variance to move the building closer to the property line so more landscaping could be planted.

Motion to Approve the Application:

OFFER: Malinowski

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Malinowski, Hennessy, Forester, Kostka and Robinson

NEGATIVE: None

NEW BUSINESS:

Application PB667 – Kling Pond II – Block 7, Lot 4.01 – 63 Crine Road

Application for Minor Site Plan Approval to install a pond.

Sal Alfieri, Esq. represented the applicant. Nine items were marked as exhibits – reports from Township Planner and Engineer, application Architectural Review comments, minor site plan, Environmental Commission comments, Township Landscape Architect comments, tax map and board mounted color grading plan.

A.J. Garito, Engineer – sworn. Mr. Garito stated the property is 6 ½ acres and Mr. Kling is constructing a new home for himself. There is a large circular driveway in the front of the home and for aesthetic reasons he would like to build an aerated pond in the middle. There are no variances required.

Open to the public with no comments. The Board was concerned algae, filtration etc. Mr. Alfieri stated the applicant wants the pond to beautify his property, he will make sure it is maintained and they will satisfy any requirements by the Board.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Malinowski

AFFIRMATIVE: Barbagallo, Malinowski, Hennessy, Forester, Crossan, Kostka, Orgo, Robinson and Lear

NEGATIVE: None

Application PB661 – Notaro – Block 11, Lot 3.05 – 10 Mockingbird Drive

Application for Minor Site Plan Approval with variances to install pond, inground swimming pool, sports court, pool cabana and patios and retain a 3 ½ story dwelling.

Sal Alfieri, Esq. represented the applicant. Ten items were marked as exhibits – application, minor site plan, review letters from Township Planner, Engineer, Environmental Commission, Architectural Review Committee and Landscape Architect, grading plan, board mounted color landscape plan and two photos of the rear yard.

A.J. Garito – Engineer – sworn. Mr. Garito explained the property is a 2.6 acre parcel with the house under construction. The home has a four foot walkout basement constructed out of steel beams. There is a pond being proposed to collect water from the property and to address the Stormwater Management Rules. Open to the public with no comments. Mr. Garito stated if the applicant's property were in the A-1 Zone the maximum lot coverage is 20% but since they are in an AG Lot Size Averaging Development the maximum permitted is only 15% and they are requesting 19.7%.

The Board was very disturbed by the project. They felt there is a certain character to Colts Neck and it should be maintained. The Board felt the applicant should have a 2 ½ story house and be as close to the 15% total lot coverage as possible.

Mr. Alfieri told the Board Mr. Notaro was not intentionally trying to break the rules. His builder had suggested the walkout basement to him and he assumed it was permitted. They asked to carry the application so they can rework the plan. This application is carried to the May 13, 2008 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Malinowski at 9:25 p.m. and this was seconded by Mr. Hennessy 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 11, 2008 adopted by the Planning Board of the Township of Colts Neck at its meeting held on April 8, 2008.

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