

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MAY 9, 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, Malinowski, Crossan (30 minutes late), Kostka, Orgo, Robinson, Lear and Behrens

Absent: Florek, Stuart and Thompson

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

Approval of Minutes:

April 11, 2006 Minutes Approved:

OFFER: Robinson

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Orgo, Robinson and Behrens

NEGATIVE: None

RESOLUTIONS:

Monmouth County Park System – Dorbrook Park – Route 537

Memorialization of Resolution Endorsing Capital Project to improve and reconstruct the site amenities at the Sprayground in Dorbrook Recreational Area.

Motion to Approve the Resolution:

OFFER: Robinson

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Orgo, Robinson and Behrens

NEGATIVE: None

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

Memorialization of Resolution granting 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.

Motion to Approve the Resolution:

OFFER: Orgo

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Orgo, Robinson and Behrens

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Application PB596B – Spatial Design/Blackburn – Block 35, Lots 1.01 and 1.03

Request of a one year extension of time to the Final Major Subdivision Approval. The extension will commence on January 13, 2006 and expire January 13, 2007.

Motion to Approve the Extension of Time:

OFFER: Robinson

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Malinowski, Kostka, Orgo, Robinson, Lear and Behrens

NEGATIVE: None

OLD BUSINESS:

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

Application for Preliminary and Final Major Site Plan approval with variances to construct a 13,700 s.f. medical/retail building in the B-1 Zone.

Chairman Barbagallo reclused himself from this application and turned the meeting over to Vice Chairman Malinowski. Mr. Alfieri, Esq. made note that the applicant took into account comments from the Board at the last meeting and has redesigned the shopping center. Due to this substantial change they renoticed for this application. The professionals concurred that there were substantial changes and Mr. Steib ruled that all in attendance would be eligible to vote.

Nine new items were marked as exhibits – elevation/floor plan, site plan, Engineer’s report, Planner’s report, Board mounted color landscape plan, first floor plan, second floor plan and two elevation drawings. A.J. Garito, Engineer – sworn. Mr. Garito explained they changed the orientation of the bank so the drive thru is opposite Route 34. The only variance that is required is for not providing a loading zone as they feel they will only have UPS/Fed Ex type deliveries. They have met with the Landscape Architect and will be able to utilize some of the existing nursery stock in the overall landscape plan. The neighboring property owner is relocating his well which will maintain the 100’ separation needed for septics and wells. The Board stated the location of the neighboring well must be a condition of approval because that restricts the location of the Vaccaro treatment plant.

Ed O’Neill, Architect – sworn. Mr. O’Neill reviewed the architecture of the building which has the Architectural Review Committee’s approval. The Board asked if the prospective bank tenant agreed with the architecture approved for that building – yes they were. Open to the public with no comments.

The Board was concerned where snow would be pushed during snow removal. Mr. Garito agreed to work with Mr. Gerken to have an area with a depressed curb where the snow could be pushed. A detailed drainage system will have to be approved by Mr. Gerken.

The Board appreciated the applicant working with them and felt this was a much better plan than what was originally proposed.

Motion to Approve and Memorialize the Application:

OFFER: Orgo

SECOND: Robinson

AFFIRMATIVE: Malinowski, Crossan, Kostka, Orgo, Robinson, Lear and Behrens
NEGATIVE: None

NEW BUSINESS:

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 4,823.60 s.f. bank in the B-1 Zone.

Sal Alfieri, Esq. represented the applicant. Twenty-two items were marked as exhibits – application, preliminary plat, three review letter from the Planner, two review letters from the Landscape Architect, Environmental Commission comments, three review letters from Engineer, Fire Prevention Bureau comments, Business Advisory comments, architectural/elevation plans, Shade Tree Commission comments, site plan, architectural plans, Board mounted landscape plan, Board mounted floor plans and elevations of bank, board mounted floor plan and elevation of rear building.

A. J. Garito, Engineer – sworn. Mr. Garito explained that all the infrastructure and middle building would be completed in Vaccaro I. This application would include the front and rear building along with the landscaping around the buildings and a treatment plant. Four variances are required for this application - not providing a loading zone, 136 parking spaces are required and they are providing 126. More spaces are required because the area of the drive-thru (there are three drive-thru lanes) and the overhang is included in the calculations. The applicant stated they would deed restrict that these areas from being enclosed. The Board preferred a sidewalk be added from the side door of the bank to parking area which increases the lot coverage and several parking stalls are 9' in width instead of 10'. Only one freestanding sign is proposed and no façade signs are proposed at this time. When they come in for final approval, they will include the signage.

Ed O'Neill, Architect – sworn. Mr. O'Neill stated the buildings are brick, except where the entrance bows out will have stucco on top. The dormers are strictly cosmetic, all mechanical items are in the attic. Open to the public with no comments.

Motion to Approve the Application:

OFFER: Orgo

SECOND: Crossan

AFFIRMATIVE: Malinowski, Crossan, Kostka, Orgo, Robinson, Lear and Behrens

NEGATIVE: None

DISCUSSION:

Board members inquired on the status of the Colts Neck Golf Club.

EXECUTIVE SESSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 10:20 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 May 9, 2006 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 13, 2006.

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