

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MAY 13, 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, Hennessy, Forester, Kostka, Orgo, Robinson, Thompson (5 minutes late)
Lear and Eastman

Absent: Malinowski and Crossan

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

Approval of Minutes:

April 8, 2008 Minutes Approved:

OFFER: Kostka

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Hennessy, Forester, Kostka, Orgo, Robinson, Lear and Eastman

NEGATIVE: None

RESOLUTIONS:

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

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

Memorialization of Resolution:

OFFER: Robinson

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Hennessy, Forester, Kostka and Robinson

NEGATIVE: None

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

Memorialization of resolution granting Minor Site Plan Approval to install a pond.

Memorialization of Resolution:

OFFER: Robinson

SECOND: Orgo

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

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

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, pool cabana and patios.

Sal Alfieri, Esq. represented the applicant. Six new items were marked as exhibits – site plan, Township Planner’s review, Board of Health comments, Environmental Commission Review, Township Engineer’s review and comments from Landscape Architect.

A.J. Garito, Engineer – sworn. Mr. Garito explained they eliminated all previously requested variances except for one. Previously they had requested 19.7% total lot coverage where 15% is the maximum permitted, they are now requesting 16.4%. They did this by eliminating the sports court and making all patios and walkways more narrow. The pond will collect the stormwater runoff so it will not impact neighboring properties.

Open to the public with no comments. The Board still felt the lot coverage was excessive and did not understand how things got to this point. Mr. Notaro, applicant – sworn. Mr. Notaro stated he purchased the property and used an architect and builder that were recommended. They told him he could have these amenities and he believed them; he later found out permits were not taken out for all projects and/or revisions.

The Board sympathized, however still thought exceeding the lot coverage by 1.4% on a 2.61 acre parcel was excessive. The applicant requested to come back next meeting. This application is carried to the June 10, 2008 meeting with no further notice.

NEW BUSINESS:

Application PB665 – Rada – Block 29, Lot 9 – 2 Fremont Lane

Application for Minor Site Plan Approval with variances to construct a tennis court, single family dwelling, pool and pool cabana, as well as relocate the existing stable and barn in the AG Zone.

Brian Harvey, Esq. represented the applicant. Fourteen items were marked as exhibits – application, minor site plan, floor plans for cabana, floor plans for residence, report from the Planner, two review

letters from Landscape Architect, review from Environmental Commission, letter from Mr. Harvey, Esq., review letter from Engineer, color mounted rendering of grading/utility plan, color mounted rendering of landscape plan and a photoboard with two aerial photos and six photos.

A.J. Garito, Engineer – sworn. Mr. Garito explained the existing property only has a barn, stable and paddocks. The intention is to relocate the barn and stable and build a home, pool, cabana and tennis court. Four underground detention basins are proposed to collect all the runoff. The property is constrained because it has three front yards. An extensive landscaping plan is also proposed. There will be approximately 600 to 700 truck loads of dirt that need to be brought in.

Jack Wright, Architect Designer – sworn. Mr. Wright stated he has been working with the Rada family approximately two years to design an estate property. Mr. Wright met with Tim Anfuso, Township Planner, and to find out about the building envelope and how the 90' rule effects the house orientation. They are proposing to face the house on Bluebell Road and buffer the house and other amenities with heavy landscaping along Bucks Mill Road. They would like to have 10' entry piers they feel are comparable with others on Freemont Lane. Mr. Wright met with the Fire Marshall regarding the building height, Mr. Zander felt they would be able to access the home as long as noncombustible material was used on the terrace. Open to the public with no comments.

Andrew Janiw, Planner – sworn. Mr. Janiw explained what is being proposed is very characteristic of the neighborhood; it is an estate feel with equestrian and meandering driveways. The hardship of the property is the three front yards. The exceeding height is relatively unnoticeable to the naked eye and the pier height and length are characteristic of the neighborhood.

The Board agreed the layout was beautiful however they felt the applicant should build something that conforms to the lot coverage limits. The Board also requested a landscape plan, which was not provided. The applicant requested to be carried to the June 10, 2008 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Kostka at 10:45 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 13, 2008 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 10, 2008.

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