

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MAY 12, 2009 MINUTES**

Vice 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: Malinowski, Orgo, Forester, Barbagallo, Crossan, Kostka, Robinson, Thompson, Lear and Powell

Absent: Florek

Also Present: Timothy Anfusio, P.P., Glenn Gerken, P.E., Julie McGowan, C.L.A., Mike Steib, Esq., and Ruth Leininger

Approval of Minutes:

April 14, 2009 Minutes Approved:

OFFER: Robinson

SECOND: Crossan

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

NEGATIVE: None

RESOLUTIONS:

Application PB674 – McMahon – Block 7.02, Lots 34.01 & 34.13 – Clover Hill Road

Memorialization of Resolution for Preliminary Major Subdivision Approval for an eight lot subdivision in the A-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Lear

SECOND: Barbagallo

AFFIRMATIVE: Orgo, Forester, Barbagallo, Crossan, Kostka and Lear

NEGATIVE: None

Application PB625C – Vaccaro I – Block 48, Lot 6 – Route 34

Memorialization of Resolution for a Deviation to the Preliminary and Final Major Site Plan Approval to transfer approximately 800 s.f. from the general retail/office building to the proposed bank.

Motion to Memorialize the Resolution:

OFFER: Orgo

SECOND: Robinson

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

NEGATIVE: None

Application PB676 – Klatsky – Block 40.05, Lot 11 – 25 Jockey Terrace

Memorialization of Resolution for Minor Site Plan Approval with variance to install a sports court in the AG Zone.

Motion to Memorialize the Resolution:

OFFER: Barbagallo

SECOND: Orgo

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

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Application PB675 – Kesicki – Block 13, Lots 5.01 & 5.02 – 145 Heulitt Road

Application for Sketch Plat approval of a two lot Preliminary and Final Major Subdivision with variances in the A-1 Zone.

Mr. Steib, Esq. advised the Board when the legal notice was published the newspaper they misspelled Heulitt Road; it was unrecognizable and must be published in the paper again. The notices to homeowners were fine so they will not get a new notice. This application is carried to the June 9, 2009 meeting with no further notice.

Application PB678 – Metro PCS New York, LLC – Block 48.01, Lot 2 – Routes 34 & 18

Application for Minor Site Plan Approval to install wireless communication antennas on an existing tower.

Michael Beck, Esq. represented the applicant. Ten items were marked as exhibits – application, Landscape Architect’s comments, Fire Prevention comments, Architectural Review comments, Engineer’s review, Planner’s review, site plan, antenna compliance report, base map and a clear overlay. Mr. Beck explained this application is located in the MP Zone where towers are a permitted use and they are not requesting any variances or design waivers. No site improvements are proposed.

Joseph Chiaravallo, Radio Frequency Expert – sworn. Mr. Chiaravallo testified to the safety of radio frequency emissions that come from a cell tower and stated they will comply with all FCC guidelines. When asked, Mr. Chiaravallo testified generator backups will not be required.

Robert Marsac, architect – sworn. Mr. Marsac explained they propose to install wireless communication antennas on an existing Sprint Tower as well as four equipment cabinets on a 7’ x 14’ concrete pad. The area will be visited once a month by a maintenance person driving a passenger vehicle and will be monitored remotely.

Daniel Penesso, Radio Frequency Engineer – sworn. Mr. Penesso explained the proposed antennas would cover an area where there is a gap in coverage in Colts Neck, including 1.7 miles on Route 18, two miles on Route 34 and one mile on Asbury Avenue.

Open to the public with no comments.

Motion to Approve the Application:

OFFER: Barbagallo

SECOND: Thompson

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

NEGATIVE: None

Application PB677 – Casaburi – Block 51, Lot 1.05 – 4 Michaels Way

Application for Minor Site Plan Approval with variances to install a pond, gazebo, pool cabana and arbor.

Eric Casaburi, applicant and A.J. Garito, Engineer – both sworn. Ten items were marked as exhibits – application, site plan, two review letters from the Engineer, Architectural Review comments, Landscape Architect comments, Board of Health comments, Planner’s review letter, Environmental Commission comments and a color rendering plan with six photos.

Mr. Garito explained the property is 3.82 acres at the end of a cul-de-sac. The house is new and they are now developing the outside. There are several contractors working on the property and some things have been built without permits or in wrong locations, other things they are proposing.

Lotar Echricsen, Landscaper – sworn. Mr. Echricsen explained the garden features do not have a foundation and can be moved, he did not think any permits were required. The Board was confused with things that were already built and things that were proposed and requested an as-built survey. The

Board asked if a standpipe could be put in the pond and if so if the applicant would be willing to do so. The applicant was willing to install a standpipe and agreed to meet with the Fire Marshall.

Open to the public. Robert Cook, Hockhockson Farm – sworn. Mr. Cook was the developer of this development. Mr. Cook was concerned if the pond was well feed what type of precautions would be taken to prevent the aquifers from depleting. The professional stated pond would be clay lined, the aquifers would not be an issue.

The Board again stated they wanted to see an as-built and a reduction in variances. This application is carried to June 9, 2009 with no further notice.

DISCUSSION:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Barbagallo at 9:00 p.m. and this was seconded by Mr. Lear 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 12, 2009 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 9, 2009.

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