

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
MAY 11, 2010 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: Orgo, Kostka, Florek, Schatzle, Corsi, Crossan, Hennessy, Malinowski, Robinson, Powell and Singer-Fitzpatrick

Absent: None

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 13, 2010 Minutes Approved:

OFFER: Crossan

SECOND: Kostka

AFFIRMATIVE: Orgo, Kostka, Schatzle, Corsi, Crossan, Hennessy, Robinson and Singer-Fitzpatrick

NEGATIVE: None

**RESOLUTIONS:**

**PB658 – Brock – Block 31.01, Lot 7 – Route 34**

Memorialization of Resolution for three one year extensions of time to the approved Preliminary and Final Major Site Plan with Variances. The extension will begin December 11, 2009 and expire December 11, 2012.

Memorialization of Resolution:

OFFER: Crossan

SECOND: Robinson

AFFIRMATIVE: Orgo, Kostka, Schatzle, Corsi, Crossan, Hennessy, Robinson and Singer-Fitzpatrick

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**PB681 – Garber – Block 29, Lot 10.05 – 2 Blue Bell Road**

Application for Minor Site Plan Approval with Variances to retain a basketball court, barn and farm labor unit in the AG Zone.

Mr. Hennessy and Mr. Schatzle both recused themselves from this application. Jennifer Krimko, Esq. represented the applicant. Seventeen items were marked as exhibits – application, architectural floor plans, site plan, survey, two letters from Planner, minor site plan, Stormwater Management Plan, two review letters from Engineer’s, Board of Health comments, Architectural Review comments, Landscape Architect’s review, Fire Prevention comments, resolution of approval from Zoning Board granted 11/16/2006, revised site plan and a photoboard with four photos on each side.

William Kurtz, Engineer – sworn. Mr. Kurtz reviewed the site plan depicting all items that are currently located on the property. The property has vegetation along the property line screening the interior of the property. As part of a zoning application that was granted in 2006 the applicant agreed to install a drainage system to offset the impervious coverage, a variance granting a 14.32% lot coverage to build an addition to the existing home. The addition was never built and neither was the drainage system, the variance has expired. The applicant is again proposing the drainage system and will not exceed the 14.32% coverage that was previously granted. Open to the public with no comments.

Jerry Lamega, Architect – sworn. Mr. Lamega reviewed his architectural drawings of both barns. Barn A, had building permits but at a later time finished the upstairs as a living quarters without permits. The first floor is a stable and upstairs has three bedrooms, three bathrooms, a kitchen and common area. The size is 2,008 s.f. The applicant stated the area was constructed for one worker to live upstairs with his family. Barn B was built without permits and is strictly a stable with storage upstairs that is 1,282 s.f. Open to the public with no comments.

Andrew Janiw, Planner – sworn. Mr. Janiw reviewed the photos on the photoboard showing the stables, basketball court and aerial photo that showed the property is screened from the street. The

applicant is willing to add more landscaping if the Board deemed necessary. This property is consistent with the type of activity the Master Plan promotes, small farming/agricultural farmettes. The property is a viable equestrian estate farm that raises 27 polo horses. The property is a unique shape with a very large frontage which makes a hardship to place any accessory structures.

Elena Garber, property owner – sworn. Ms. Garber clarified breeding does not take place on the property. Horses are boarded and trained for polo only. The horses are taken to Bucks Mill Park once a week to train. The apartment that was built over the barn is for the trainer/manager and his family to live.

Mr. Janiw explained the Garber’s entertain extensively due to the polo business that is the reason for having the basketball court and recreational areas.

The Board was concerned with the size of the farm labor housing unit, set backs, lot coverage, lighting of the basketball court and horse density. It did not seem the applicant was eliminating any of the existing violations. Mr. Steib, Esq. cautioned the Board, they must look at this application as though nothing was built and decide if they would approve the application with a clean slate. The fact that things are already constructed can not sway the decision either way.

Ms. Krimko, Esq. noted all of the concerns of the Board and asked to carry the application to the July meeting and gave an extension of time to August 31, 2010. This application is carried to July 13, 2010 with no further notice.

**DISCUSSION:**

None

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Crossan at 10:10 p.m. and this was seconded by Mr. Malinowski 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 11, 2009 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 8, 2009.

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