

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
JUNE 14, 2005 MINUTES**

The Vice-Chairman called the meeting to order by reading the following statement: "As Vice-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, Forester, Florek, Kostka (5 minutes late), McGarry, Robinson, Thompson, Orgo (30 minutes late) and Lear

Absent: Barbagallo and Crossan

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

**Approval of Minutes:**

May 10, 2005 Minutes Approved:

OFFER: Lear

SECOND: Thompson

AFFIRMATIVE: Forester, Florek, Kostka, McGarry, Robinson, Thompson and Lear

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

**Application #561 – Ron Rose Office Building/General Store – Block 30, Lots 14 & 15 – Route 537 West**

Request for a six month extension of time to the Preliminary & Final Major Site Plan Minor Subdivision and variance approval. The extension of time will begin on August 8, 2005 and expire on February 8, 2006.

Mr. Steib, Esq. explained to the Board that he received a call this evening from the applicant's attorney Mr. Menna, Esq.. Mr. Menna stated the applicant, Mr. Illmensee, under the advise of his physician was unable to attend the meeting this evening. Mr. Illmensee has health problems that require him to carry an oxygen tank, due to the excessive heat his physician advised him not to go out. Mr. Menna, Esq. requested this item be carried to the July 12, 2005 meeting. The Board felt this was a reasonable request. This application will be heard July 12, 2005.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Application #623 – Plean – Block 22.05, Lots 1 and 2 – 137 Montrose Road**

Application for a Preliminary Major Subdivision Approval to consolidate two existing lots and to resubdivide the property into three residential lots in the A-1 Zone.

Mr. Steib, Esq. announced that although this application was acted on last month, a property owner notified the Board that they were not noticed. The applicant has renoticed and will address any concerns of any interested parties. Mr. Steib advised the Board that any previous approval made by the Board is not binding.

Joseph Mancini, 123 Montrose Road – sworn. Mr. Mancini stated his property abuts the applicants. He was concerned that there was not a tree save plan because Montrose Road is a scenic road and he also felt that the proposed drainage was not sufficient.

Three new items were marked as exhibits – Engineer’s report, Planner’s report and Environmental Commission report. Mr. Anfuso explained to the Board that last month all of the proposed lots were conforming but since that time an ordinance was amended and now each of the proposed lots require variances. The Board suggested eliminating the cul-de-sac and evening out the lot lines. This would give more property to each of the lots, eliminating variances. Open to the public. Diane Peterson – sworn. Ms. Peterson spoke on behalf of her parents, who own Lot 2 of this application. She stated that her parents approved of this application but were unable to attend the meeting because they purchased a new home in another state.

The applicant agreed to redesign plans to eliminate most, if not all of the variances and requested to come back to the July meeting. This application is carried to the July 12, 2005 meeting with no further notice.

**Application #624 – Matzel – Block 39, Lot 6 – 243 Route 537 East**

Application for Minor Site Plan and Minor Subdivision with variances to subdivide the property into two lots and to construct a riding/training stable, Type2 and pond.

Steve McGarry and Ed Lear reclused themselves from this application. Glenn Gerken, Township Engineer had a conflict and stepped down, Mr. Peter Avakian, P.E. represented the Board. Twelve items were marked as exhibits – application, plans, survey, architectural plans, two Environmental Commission Reports, Engineer’s review letter, Planner’s review letter, Fire Prevention review, Landscape Architect’s review, Architectural Review report and a photo of the proposed arena/barn.

Leon Wolf, Esq. represented the applicant. Mr. Wolf explained the applicant is proposing to separate 25.987 acres from an existing 72.49 acre farm. The remaining 45 acres is currently in Farmland Preservation and will remain unchanged.

Gregory Matzel, contract purchaser – sworn. Mr. Matzel stated that he wanted to develop the property into a horse farm along the lines of Synergy Stables or Century Stables. The property will consist of a

principal dwelling, caretakers cottage, detached garage, riding/training stable, barn, equipment/storage building, pool, pool house and three ponds. Mr. Matzel explained that he would like to make the caretakers cottage larger and nicer than what is permitted because it will be occupied by his aunt and uncle who will oversee the farm. A height variance is being requested for the garage to keep the architecture the same as the home.

The design and layout of the property was done to keep as much of the existing wood line as possible. Mr. Matzel agreed to a 50' landscape easement along the property line that comes in from Galloping Hill. The ponds will be connected and are used to collect runoff. The three ponds will be aerated by fish and plants. It was agreed that a standpipe would be placed in the lowest pond with a 30' x 20' paved area. Open to the public with no comments.

The Board thought the plans looked good, however they wanted to see revised plans addressing the items they addressed. They also wanted to see drainage/grading plans and architectural plans for the barn and arena. This application is carried to the July 12, 2005 meeting with no further notice.

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Florek at 9:40 p.m. and this was seconded by Mr. Forester 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 June 14, 2005 adopted by the Planning Board of the Township of Colts Neck at its meeting held on July 21, 2005.

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