

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
JUNE 10, 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, Malinowski, Hennessy, Forester, Kostka, Orgo, Robinson, Lear and Eastman

Absent: Crossan and Thompson

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

**Approval of Minutes:**

May 13, 2008 Minutes Approved:

OFFER: Robinson

SECOND: Orgo

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

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

**Colts Neck Board of Education – Block 8, Lot 2.02 – 70 Conover Road**

Capital Project Review to install a new playground and tee ball field at the Conover Road Primary School.

John Paredes, Business Administrator of the Colts Neck Township Schools addressed the Board. Mr. Paredes explained they would like to improve and enlarge the current playground to accommodate the students. The grounds that were to be used for this purpose have become unusable due to soil erosion. The plan calls for the installation of an irrigation system, sod and expansion of concrete walkways,

installation of large shade structures and the addition of an asphalt area for games. There are three phases to this project which are anticipated to span 24 – 36 months.

The Board's only comment was the orientation of the tee ball field; they felt it should be rotated so the balls would not be hit toward the building. The Health Officer has also requested that the location of the septic tank be provided to ensure that it does not conflict with the proposed playground improvements.

### **OLD BUSINESS:**

#### **Application PB662 – Papetti – Block 45, Lot 3.02 – 64 Hominy Hill Road**

Application for Preliminary Major Subdivision Approval with Variances to create three lots in the A-1 Zone.

Tom Orgo recused himself from the application. Nine new items were marked as exhibits – subdivision plat, Planner's review, Engineer's review, Stormwater Management Report, Environmental Commission Report, Landscape Architect Report, mounted rendering of the existing conditions and five photos mounted of current conditions.

A.J. Garito, Engineer – sworn. Mr. Garito stated he met with the DEP and the wetlands line has been expanded. Although he has not received an LOI yet they flagged where it was anticipated to be. They have shortened the cul-de-sac per recommendations from the Board, however this created new variances for lot frontage and width. This also greatly reduced the amount of fill that needs to be brought in. Discussion ensued regarding new regulations that will be in effect next week requiring a 300' buffer from the wetlands. When this happens they will not be entitled to three lots.

Open to the public. Eric Goldring, 36 Mine Brook – sworn. Mr. Goldring asked if the applicant had anything in writing from the DEP? No. Does the applicant have calculations showing how the fill is reduced? No but they can submit them to the Engineer if requested. Mr. Goldring had great concern about the wetlands, no LOI and the fact that the rules change next week and three lots would not be permitted. It was his opinion that it was not appropriate for the Board to vote at this time. Michael Lexstein, Esq. representing adjoining property owner, Mr. Nappiello. Mr. Lexstein asked if calculations were made of the house without a basement? No. Mr. Lexstein stated his client had hoped there would not be a basement, reducing the height of the house and the amount of fill being brought in. Although the amount is reduced, 800 truck loads is still a lot of dirt to bring in.

Steven Papetti, applicant – sworn. Mr. Papetti told the Board he wants to bring the property up to the standard of the neighborhood. He wants to develop three homes, one for himself and one for each of his two children. He is willing to sign any type of document stating they will retain the property for ten years.

Mr. Steib, Esq. advised the Board that although the regulations are going to be changing shortly, the Board has the obligation to vote on the application with the rules that are in effect at this time.

Some Board members felt the variances they were requesting was to much, other Board members wanted to see a revised plan showing they still were entitled to three lots with the increased wetlands. Mr. Alfieri, Esq. stated they did not want to come back and wanted the Board to vote this evening.

Motion to Deny the Application:

OFFER: Hennessy

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Hennessy, Kostka, Robinson and Eastman

NEGATIVE: None

**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.

A letter was received from the applicant's attorney requesting to be carried. This application is carried to the July 8, 2008 meeting with no further notice.

**Application PB665 – Rada – Block 29, Lot 9 – 2 Freemont 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.

John Giunco, Esq. represented the applicant. Six new items were marked as exhibits – Review letters from the Planner, Engineer and Landscape Architect, board mounted color rendering of the landscape plan and two board with six photos of the site and four photos of surrounding properties.

A.J. Garito, Esq., Engineer – sworn. Mr. Garito explained they relocated the stable/barn to shorten the driveway and reduced the width in order to reduce lot coverage. They are using Grasscrete, a permeable surface, for driveway around the barn, reduced the pool cabana and size of the patio surrounding the pool reducing the coverage from 13.77% last month to 12.43%. Although the Grasscrete still counts toward coverage by the definition in the ordinance, if it did not count they would still exceed the coverage at 11.17%. Open to the public. Dave Cardella, 8 Freemont Lane – sworn. Mr. Cardella asked how many s.f. the house is. Approximately 14,000. Mr. Cardella stated he would just like the town to stick to its ordinances.

Andrew Janiw, Planner – sworn. Mr. Janiw stated although the Grasscrete does count toward coverage it is 90% permeable and asked the Board for some consideration. The presentation of the site is exceptional in design and warrants consideration of an attractive estate property. Mr. Janiw presented photos of neighboring properties gates ranging from 7' – 15' in height and stated it defines the character of the neighborhood.

Open to the public with no comments. The Board understood the setback hardship of the applicant due to the three frontages, however they could not understand why they could not maintain the 10% maximum coverage. The applicant requested to carry the application. This application is carried to the July 8, 2008 meeting with no further notice.

**NEW BUSINESS:**

**Application PB666 – Colts Neck Fire Company #2 – Block 8, Lot 10 – 50 Conover Road**

Application for Preliminary and Final Major Site Plan with Variances to add a 5<sup>th</sup> bay and second floor to the existing firehouse.

Peter Klouser, Esq. represented the applicant. Nine new items were marked as exhibits – application, site plan, floor plans, Engineer’s review, Planner’s review, Environmental Commission comments, Shade Tree Commission comments, color rendering of grading plan and six photos mounted of building.

A.J. Garito, Engineer – sworn. Mr. Garito told the Board the Fire Company needs to add a bay for the tanker. Colts Neck does not have fire hydrants and relies on the water from the tankers. They want to have the addition completed before the weather gets cold because the tanker must be stored inside since it is holding water and to protect it from the elements. They also want to add a second story over the garages with small modifications of the front and rear of the building. Rich Galinski, Fireman – sworn. Mr. Galinski stated the multipurpose room is a combination room for the caterer to use and for the fireman to hang out in. There will not be any bunks upstairs. Mr. Galinski stated without fire hydrants in town the water in the tankers are vital and must be stored indoors during cold winter weather. The community is growing and the Fire Company’s must grow to protect it. By storing equipment indoors it will greatly help in prolonging the life of equipment.

There was some concern from the Health Officer who requested an engineer’s assessment of the anticipated septic volume due to the expansion. Since catering is done on the premises, he wanted to be assured the volume would not go over the 2,000 gallon per day threshold. The Board stated any approval they may give would be subject to Board of Health approval.

Motion to Approve the Application:

OFFER: Malinowski

SECOND: Orgo

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

NEGATIVE: None

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Orgo at 11:00 p.m. and this was seconded by Mr. Robinson 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 10, 2008 adopted by the Planning Board of the Township of Colts Neck at its meeting held on July 17, 2008.

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