

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JUNE 9, 2009 MINUTES**

Chairman Malinowski 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, Kostka, Robinson, Lear and Powell

Absent: Florek, Crossan and Thompson

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

Approval of Minutes:

May 12, 2009 Minutes Approved:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Malinowski, Orgo, Forester, Barbagallo, Kostka, Robinson, Lear and Powell

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution for Minor Site Plan Approval to install wireless communication antennas on an existing tower.

Motion to Memorialize the Resolution:

OFFER: Barbagallo

SECOND: Lear

AFFIRMATIVE: Malinowski, Orgo, Forester, Barbagallo, Kostka, Robinson, Lear and Powell

NEGATIVE: 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.

A.J. Garito, Engineer spoke on behalf of the applicant – sworn. Twelve items were marked as exhibits – application, sketch plat, Engineer’s review letter, Architectural Review Committee comments, Fire Prevention Bureau comments, Board of Health comments, Planner’s comments, Environmental Commission comments, Landscape Architect comments, mounted blow up of the tax map, mounted boundary survey and color rendering of the sketch plat.

Mr. Garito explained his office prepared the subdivision that created these two lots in 2002. The Kesicki’s have recently purchased both properties and would like to change the configuration of the two lots by resubdividing the properties. They would like to eliminate the stem and make the back lot larger both utilizing one shared common driveway, this would make the back lot landlocked. The Kesicki’s would like to build a larger home on the back lot and keep the front house smaller so that it would look like a smaller carriage house to the back lot.

They are in front of the Board with a Sketch Plat to see if this is something the Board would entertain prior to submitting a formal application. The Board members had concerns with a shared driveway and felt they should keep the easement even if they used a shared driveway. The Board was also concerned in that of the applicant would be seeking a variance from providing a landscape easement.

Mr. Garito thanked the Board for their thoughts and comments. If the applicant chooses to proceed he will incorporate the feedback into the application.

OLD BUSINESS:

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.

Eight new exhibits were marked – review letters from Township Planner, two from the Fire Marshall, Board of Health, Landscape Architect, Township Engineer, Architectural Review Committee and a color rendering of the site improvement plan.

A.J. Garito, Engineer and Eric Casaburi, applicant – sworn. Mr. Garito informed the Board based on comments and recommendations from the Board at last months meeting they have reduced the number of variances being requested to four. The Fire Marshall stated that accessing the side of the house would be difficult because of the location of the pergola and the koi pond would impede traffic flow if there was a fire. The applicant chose to shorten the pergola to eliminate the variance. Open to the public with no comments.

The Board discussed the variances required for the “grotto area”. Mr. Casaburi stated the area was chosen because it is serene and quiet. It is meant to be an area for prayer and/or meditation. The majority of members felt it was more of a landscape feature that was very well screened and would not impose on the neighbors. The applicant will provide a landscape as-built survey when completed.

Motion to Approve the Application:

OFFER: Robinson

SECOND: Barbagallo

AFFIRMATIVE: Malinowski, Orgo, Barbagallo, Robinson, Lear and Powell

NEGATIVE: Forester and Kostka

ADMINISTRATIVE ITEMS:

Route 537/34 improvements

Tim Anfuso, Township Planner explained the County has been talking about widening 537 to three lanes in each direction since 1994. The NJDOT and County Engineers have designed six different alternatives to ease the congestion and accidents at the intersection of Routes 537 and 34. Mr. Anfuso told the Board the County prefers option six and hopes the Board will as well. They asked the Board to adopt a resolution in support to hopefully get the project started.

The Board felt option six would greatly change the look of the intersection and character of the town. After much discussion the Board preferred option one – leaving Route 34 alone and widening Route 537 with two lanes in each direction and a designated left turn lane for each. They also wanted to add that the traffic lights be installed at the intersections of Route 34 and Artisan Way and Route 34 and Trump National Boulevard that are part of Phase II of the Highway Access Management Plan.

Motion to Approve:

OFFER: Kostka

SECOND: Orgo

AFFIRMATIVE: Malinowski, Orgo, Forester, Barbagallo, Kostka, Robinson and Powell

NEGATIVE: Lear

DISCUSSION:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Orgo at 9:15 p.m. and this was seconded by Mr. Kostka 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 9, 2009 adopted by the Planning Board of the Township of Colts Neck at its meeting held on July 14, 2009.

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