

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
JULY 12, 2005 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, Forester, Florek, Kostka, Robinson, Thompson, Orgo  
(20 minutes late) and Lear

Absent: Crossan and McGarry

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

**Approval of Minutes:**

June 14, 2005 Minutes Approved:

OFFER: Malinowski

SECOND: Lear

AFFIRMATIVE: Malinowski, Forester, Florek, Kostka, 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.

Ed Thompson reclused himself from this application. Pasquale Menna, Esq. represented the applicant. Mr. Menna reminded the Board that when he was in front of the Board in January the Board would only give them a six month extension because there were many outstanding items. He was pleased to advise the Board that the only item that has not been completed is consent of successor to the lot line readjustment. The documents are prepared and have been delivered but they have not been received

back yet. Mr. Anfuso agreed that the applicant is very close to having all items complete and there have not been any zoning changes that effect this application.

Motion to Approve the Application:

OFFER: Malinowski

SECOND: Forester

AFFIRMATIVE: Barbagallo, Malinowski, Forester, Florek, Kostka, Robinson and Lear

NEGATIVE: None

**Application #598 – Brock – Block 31.01, Lot 7 – Route 34**

Request for a one year extension of time to the Preliminary & Final Major Site Plan with variances. The extension of time will begin on August 12, 2005 and expire on August 12, 2006.

Peter LaFrance, Esq. represented the applicant. Mr. LaFrance explained to the Board that the D.O.T. has been the hold up for this project. The Board had requested the applicant try to attain a cross access easement from the neighboring property owners. Investors Savings has agreed to this, however the other two property owners have not consented. Mr. Anfuso stated he did not have any objections to the extension and there were not any zoning changes that effect this application.

Motion to Approve the Application:

OFFER: Malinowski

SECOND: Thompson

AFFIRMATIVE: Barbagallo, Malinowski, Forester, Florek, Kostka, Robinson, Thompson and Lear

NEGATIVE: None

**OLD 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.

John Giunco, Esq. represented the applicant. Nine new items were marked as exhibits – report from Township Planner, two reports from Environmental Commission, report from Board of Health, report from Engineer, report from Township Landscape Architect, report from Shade Tree Commission, report from Fire Prevention Bureau and a Board mounted color rendering of the Landscape Plan.

A. J. Garito, Engineer – sworn. Mr. Garito explained that the plans have been revised to eliminate the cul-de-sac. The lots have been reconfigured to eliminate all variances, the home all face Montrose Road. Two homes will share a driveway and have a cross easement. Open to the public. Mr. Asghar, 2 Parkwood Lane – sworn. He was very happy with the plan. Bob Bisachello, sworn – thought it was a beautiful plan and liked the driveways instead of the cul-de-sac.

Motion to Approve the Application:

OFFER: Florek

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Malinowski, Forester, Florek, Kostka, Robinson, Thompson and Lear

NEGATIVE: None

**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.

Ed Lear recused himself from this application. William Wolf, Esq. represented the applicant. Five new items were marked as exhibits – review from Shade Tree Commission, review from Architectural Review, color photo of elevation, floor plan of indoor arena and floor plan of barn.

The applicant did not have architectural prints for the arena, however a photo was shown as to what it would look like. The applicant agreed to have the discrepancy cleared regarding the amount of acreage that remains after the dedication to the County for road widening. The Board agreed to grant a variance for the caretakers cottage to permit 1,500 s.f. of living space, since the applicant demonstrated that the property could be further subdivided permitting a principal structure on each lot but chose to keep it as one farm. Open to the public with no comment.

The Board agreed that as conditions of approval the applicant will give a standpipe detail for the pond, will identify a manure staging area and maintain a 300’ buffer from the reservoir.

Motion to Approve the Application:

OFFER: Thompson

SECOND: Malinowski

AFFIRMATIVE: Barbagallo, Malinowski, Forester, Florek, Robinson and Thompson

NEGATIVE: Kostka and Orgo

**NEW BUSINESS:**

**Application #625 – Vaccaro – Block 48, Lot 6 – Route 34**

Application for Preliminary and Final Major Site Plan with variances to construct a 28,210 s.f. shopping center.

Sal Barbagallo recused himself from this application and turned the meeting over to Rich Malinowski. Sal Alfieri, Esq. represented the applicant. Mr. Alfieri stated that the applicant was amending the application to reduce the FAR and building height so that the Planning Board would retain jurisdiction. Eighteen items were marked as exhibits – application, site plan, architectural plans, Planner report, two reports from Landscape Architect, report from Engineer, report from Fire Prevention Bureau and four color mounted boards.

A. J. Garito, Engineer – sworn. Mr. Garito explained that this is a 4.22 acre parcel on Route 34. The applicant plans on applying for an NJPDES permit which would enable him to have a restaurant. The plans presented showed three buildings – Building A is 2,926 s.f., without a basement, Building B is 20,284 s.f. with a partial basement and Building C is 5,000 s.f. without a basement. The applicant is proposing a 192 seat restaurant in Building A. A total of 138 off street parking spaces are proposed but 226 spaces are required, this was a serious concern to the Board.

Ed O’Neill, Architect reviewed the architectural plans with the Board. The Board was very pleased with the aesthetics of the overall plan, however thought it was too much. The Board felt that perhaps the restaurant should be downsized or reconfigured on the site to help with the parking situation. Also the landscaping needed to be increased.

The applicant requested to be carried to the August meeting so that they can address the concerns of the Board. This application is carried to the August 9, 2005 meeting with no further notice.

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Florek at 10:15 p.m. and this was seconded by Mr. Orgo 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 July 12, 2005 adopted by the Planning Board of the Township of Colts Neck at its meeting held on August 9, 2005.

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