

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JULY 10, 2007 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, Stuart, Hennessy, Kostka, Orgo, Robinson, Lear and Eastman

Absent: Malinowski, Crossan and Thompson

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

Approval of Minutes:

June 12, 2007 Minutes Approved:

OFFER: Kostka

SECOND: Stuart

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

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

Application PB645 – Stavola Realty – Block 53.01, Lot 6 – Obre Road

Application for a 75 day extension of time to the approved Minor Subdivision. The extension of time would begin June 19, 2007 and expire September 2, 2007

Motion to Approve the Extension of Time:

OFFER: Stuart

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Stuart, Hennessy, Kostka, Orgo, Robinson and Lear

NEGATIVE: None

ABSTAIN: Eastman

OLD BUSINESS:

Application PB655 – Shadow Isle Golf Club – Block 46, Lot 1.01, 1.51, 1.52 & 17.01 – Professional Circle

Application for Preliminary and Final Major Site Plan Approval to increase the size of the pool complex, add new pool/tennis building, water chiller, diesel generator, emergency generator, fire suppression building, fourth tennis court and reconfigure the parking lot and maintenance complex.

Diane Aifer, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Thirteen additional items were marked as exhibits – two review letters from the Township Planner, review from the Township Engineer, letter from SOME Architects, revised plans, Architectural Review comments, Landscape Architect comments, mounted blowup of the grading plan, A1 – A4 board mounted plans and elevations of the pool and tennis house.

Mr. Garito stated the major changes from last month are that the landscape islands have been reinstated in the parking lot, they now have the required parking spaces and the overflow parking and the reflectors have been added on the shoulders of the access drive. All landscaping will be installed to the satisfaction of the Landscape Architect.

Ed O’Neill, Architect – sworn. Mr. O’Neill explained the wash down sediment will go into a holding tank that is a self contained system that will be collected by an outside vendor. Floor plans of the second story of the maintenance building will be provided as well as a floor plan for the second floor that holds the mechanical equipment.

Open to the public with no comments. Mr. Anfuso confirmed to the Board the only variance that is needed is to permit a fourth tennis court and a design standard waiver to permit reflectors on the access drive where lights are required.

Motion to Approve the Application:

OFFER: Orgo

SECOND: Kostka

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

NEGATIVE: None

ABSTAIN: None

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Robinson

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

NEGATIVE: None

ABSTAIN: None

NEW BUSINESS:

Application PB653 – Russo – Block 21.05, Lot 1 – 193 Laird Road

Application for Minor Subdivision Approval to create two residential lots in the A-1 Zone.

The applicant did not notice for this application, it is rescheduled for the August meeting.

DISCUSSION:

Mr. Anfuso wanted to make the Board aware the State has new regulations on Farmland Preservation. This means the Farmland Preservation Element of the Master Plan will have to be amended. A public hearing will be scheduled during the August Planning Board meeting so that residents can ask questions or make any comments regarding this.

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Kostka at 8:45 p.m. and this was seconded by Mr. Stuart 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 10, 2007 adopted by the Planning Board of the Township of Colts Neck at its meeting held on August 14, 2007.

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