

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JULY 8, 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 (five minutes late) and Lear

Absent: Crossan, Thompson and Eastman

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

Approval of Minutes:

June 10, 2008 Minutes Approved:

OFFER: Malinowski

SECOND: Orgo

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

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution for Preliminary and Final Major Site Plan with Variances to add a 5th bay and second floor to the existing firehouse.

Memorialization of Resolution:

OFFER: Orgo

SECOND: Malinowski

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

NEGATIVE: None

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

Memorialization of Resolution denying Preliminary Major Subdivision Approval with Variances to create three lots in the A-1 Zone.

Memorialization of Resolution:

OFFER: Kostka

SECOND: Lear

AFFIRMATIVE: Barbagallo, Hennessy, Kostka and Lear

NEGATIVE: None

OLD BUSINESS:

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. Time to July 21, 2008

A letter was received from the applicant requesting this application be carried to the August meeting and granted an extension of time to August 31, 2008. This application is carried to August 12, 2008 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 represented the applicant. Eleven new items were marked as exhibits – correspondence from Two River Engineering, Grasscrete specifications, Grasscrete pamphlet, Planner’s review, two Environmental Commission review letters, Engineer’s review, revised site plan, comments from Health Officer and Landscape Architect.

A. J. Garito, Engineer – sworn. Mr. Garito reviewed with the Board the variances that were eliminated and explained how they brought the overall lot coverage down to 11.48% from 12.43% last month. The pool cabana and tennis court has been moved to eliminate variances. The size of the pool cabana and tennis court has been reduced as well as the driveway. They are also using Grasscrete for approximately 2% of the driveway, if this was not counted as coverage they would be conforming. The length of the piers has been reduced to comply as well. Berms and landscaping have been increased to satisfy the Landscape Architect and the amount of fill has been reduced because of the grading. Open to the public with no comments.

The Township Engineer felt there was a very extensive drainage plan and he was satisfied. The Board felt the applicant made enough changes to satisfy an estate type setting. However the Board wanted the Township Engineer to make sure that the Grasscrete was installed properly so that it performed in the way it was meant.

Motion to Approve the Application:

OFFER: Lear

SECOND: Hennessy

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

NEGATIVE: None

NEW BUSINESS:

Application PB668 – Bonanno – Block 9, Lot 2.09 – 9 Evergreen Lane

Application for Minor Site Plan approval to install a 60' x 120' tennis court.

John Giunco, Esq. represented the applicant. Eleven items were marked as exhibits – application, two letters from the Environmental Commission, site plan, Planner's review, Engineer's review, Board of Health comments, Fire Prevention comments, Stormwater Management report, survey and Landscape Architect comments.

A.J. Garito, Engineer – sworn. Mr. Garito explained the applicant wants to construct a tennis court on his property. It meets all setbacks and coverage requirements however Township Ordinance requires site plan approval. Open to the public with no comments.

It was noted the proposed fence is in the conservation easement. The applicant agreed to move it out of the easement, a performance bond must be posted and an as-built has to be provided when it is completed.

Motion to Approve the Application:

OFFER: Robinson

SECOND: Barbagallo

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

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Review Ordinance 2008-11 regarding Signs

Mr. Anfuso explained the ordinance requires all new signs to be externally illuminated and that signs in residential zones must be turned off at 10 p.m. The Board felt this was consistent with the Master Plan goals by protecting the rural and scenic character of Colts Neck. The Board also thought that the schools should abide by this ordinance and requested that a letter be sent to them.

Motion Ordinance 2008-11 is Consistent With the Master Plan:

OFFER: Hennessy

SECOND: Malinowski

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

NEGATIVE: None

DISCUSSION:

None

EXECUTIVE SESSION

Motion To Go Into Executive Session:

OFFER: Hennessy

SECOND: Kostka

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

NEGATIVE: None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Malinowski at 9:17 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 7, 2008 adopted by the Planning Board of the Township of Colts Neck at its meeting held on August 12, 2008.

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