

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JULY 14, 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, Florek, Barbagallo, Kostka, Robinson and Powell

Absent: Forester, Crossan, Thompson and Lear

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

Approval of Minutes:

June 9, 2009 Minutes Approved:

OFFER: Barbagallo

SECOND: Robinson

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

NEGATIVE: None

RESOLUTIONS:

Application PB677 – Casaburi – Block 51, Lot 1.05 – 4 Michaels Way

Memorialization of Resolution granting Minor Site Plan Approval with variances to install a pond, gazebo, pool cabana and arbor.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Barbagallo

AFFIRMATIVE: Malinowski, Orgo, Barbagallo, Robinson and Powell

NEGATIVE: None

Memorialization of Resolution Recommending the New Jersey Department of Transportation Implement Alternative No. 1 Road Improvements at the intersection of State Highway Route 34 and County Route 537.

Motion to Memorialize the Resolution:

OFFER: Barbagallo

SECOND: Kostka

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

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Application PB673 – Gary Spencer – Block 31, Lot 19 – Route 34

Application for Preliminary and Final Major Subdivision Approval with Variance for a two lot major subdivision in the B-3 Zone.

Sixteen items were marked as exhibits – application, subdivision plat, two Architectural Review Committee’s review letters, Fire Prevention Bureau comments, two review letters from Township Planner, two review letters from Township Engineer, preliminary plat subdivision, final plat, Environmental Commission’s comments, Board of Health comments, Landscape Architect’s comments, color rendering of the Final Plat with six photos on the back.

Sal Alfieri, Esq. represented the applicant. Mr. Alfieri explained to the Board this application is to legally separate the building that Dr. Spencer owns (the liquor store) from the mother lot (Colts Neck Shopping Center). The subdivision they are seeking follows the lines of the lease and can not be changed because the owner of the shopping center will not permit any deviation.

A.J. Garito, Engineer – sworn. Mr. Garito reviewed the subdivision plan with the Board. Dr. Spencer is proposing to install new lighting and agrees to mill and repair the parking lot and stripe 24 parking spaces on his property where 26 are required. A new well will also be drilled for this building. There will be a cross easement for parking.

In order for the Planning Board to retain jurisdiction of this application, the sign for the shopping center would have to be moved off Dr. Spencer’s property. They propose to move the existing sign onto Mr. Leventer’s property and Dr. Spencer proposes to put up a 3’ x 5’ sign for his building. Discussion ensued regarding the lighting of the existing shopping center sign. New signs must be externally illuminated, however this is an old sign that is internally illuminated and just being moved.

The applicant stated it would be very expensive to externally illuminate the sign. The Board requested the applicant bring in estimates of what it would cost to change the lighting.

Dr. Gary Spencer, applicant – sworn. Dr. Spencer stated his office was 1,000 s.f. and consisted of a waiting area, office, one exam room and two treatment rooms. The liquor store was 4,100 s.f. so the total required parking spaces are 26. Mr. Anfuso stated he was unsure of the required parking for the shopping center because of the seats in the restaurants and salon. This information is required to see if a parking variance is required. The applicant stated they would have this information for the next meeting. The Board could not vote on the application without this information but directed Mr. Steib, Esq. to have a resolution prepared for next month so if they were inclined they could approve the application and memorialize at the same time.

This application is carried to the August 11, 2009 meeting with no further notice.

DISCUSSION:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Orgo at 9:05 p.m. and this was seconded by Mr. Barbagallo 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 14, 2009 adopted by the Planning Board of the Township of Colts Neck at its meeting held on August 11, 2009.

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