

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
AUGUST 10, 2004 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, Burry, Forester, Crossan (arrive at 8:05 p.m.) Kostka, McBride, McGarry, Robinson, Orgo and Lear

Absent: Malinowski

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

**Approval of Minutes:**

July 13, 2004 Minutes Approved:

OFFER: Burry

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Burry, Forester, Kostka, Robinson and Orgo

NEGATIVE: None

**RESOLUTIONS:**

**Application 513C – Colts Neck Golf Club – Block 17, Lots 10.61 & Block 31, Lot 1.03 – Flock Road**

Memorialization of Resolution granting two (2) one year extensions of time to the variance. The extension will be retroactive to June 11, 2003 and expire on June 11, 2005.

Memorialization of Resolution:

OFFER: Kostka

SECOND: Burry

AFFIRMATIVE: Barbagallo, Burry, Forester, Kostka and Robinson

NEGATIVE: None

**Application #546 – Kureti – Block 11, Lot 3 – Dutch Lane Road**

Memorialization of Resolution granting two (2) one year extensions of time to the Final Major Subdivision approval. The extensions will be retroactive from March 13, 2003 and expire March 13, 2005.

Memorialization of Resolution:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Burry, Forester, Kostka, Robinson and Orgo

NEGATIVE: None

**Application #462B – Spatial Design – Block 48, Lot 21 – Route 537**

Memorialization of Resolution granting a deviation to the approved Final Major Subdivision in the AG Zone. The applicant requested a variance to retain an existing 36' x 128' barn which was originally planned to be removed.

Memorialization of Resolution:

OFFER: Burry

SECOND: Forester

AFFIRMATIVE: Barbagallo, Burry, Forester, Kostka and Robinson

NEGATIVE: None

**Application #616 – Parmar – Block 7, Lot 4.14 – Colts Gait Lane**

Memorialization of Resolution granting a Minor Site Plan Approval with variances to construct a pond and tiki huts in the AG Zone.

Memorialization of Resolution:

OFFER: Burry

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Burry, Forester, Kostka and Robinson

NEGATIVE: None

**ADMINISTRATIVE ITEMS**

**Colts Neck PTO – Block 8, Lots 2.01 & 2.02 – Conover Road**

Capital Project Review for two new entrance for the Conover Road Primary and Conover Road Elementary Schools.

Ellen Greenberg and Andrea Giannopoulos are co-presidents of the PTO. It was explained that the PTO would like to fund two signs, one for Conover Road Primary and one for Conover Road Elementary School. There has been much confusion as to the correct entrance for each school, there was even an instance were the Police were called and responded to the wrong school.

The signs will look like the sign at Cedar Drive School and are back lit. They will be put on timers so that they will not be lit at night, only for specific events. It was also agreed that the signs would not be placed in the right of way. The Board agreed that the entrance to the schools can be confusing and signs at the entrance will help all.

**Colts Neck Fire Company #2 – Block 8, Lot 10 – Conover Road**

Informal review of a Major Site Plan with variances to construct an addition to the existing Fire House located in the A-1 Zone.

A.J. Garito, Engineer and Mike Burke, Chairman of the Building Committee addressed the Board. Mr. Burke told the Board that the building is 40-45 years old and more room is needed. They were trying to address all of their needs with this plan so that construction would only need to be done once which is being funded by the Fire Department. They would like to make two drive thru bays for fire trucks out of the existing building and try to get an easement from the neighboring school so that a parking area for the firemen only could be constructed, which would require a variance. They would also like to put a second story for four offices, bunk room and a shower/locker area which exceeds the permissible building coverage. A new tower also needs to be installed to ensure better communications but this exceeds the height limitation.

The Board was concerned with the amount of variances required and the overall size of the project. It was advised that they should meet with the immediate neighbors, and examine alternatives that would lower the tower height and reduce the size of the building.

**Appointment of Peter Avakian, P.E. of LEON S. AVAKIAN, INC. as a Conflict Engineer for the Manor Homes at Colts Neck**

Mr. Anfuso explained to the Board that our Township Engineer, Glenn Gerken, P.E. has a conflict with an application that will be in front of the Board in the next month or two. Therefore, a Conflict Engineer needs to be appointed for this project.

Motion to Appoint Conflict Engineer:

OFFER: Crossan

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Burry, Forester, Crossan, Kostka, McBride, McGarry, Robinson and Orgo

NEGATIVE: None

**ORDINANCE REVIEW:**

**Review and Recommendation to the Township Committee on the Farm Labor Housing Ordinance**

Memorialization of Resolution finding that Ordinance 2004-21, An Ordinance to amend the Code of the Township of Colts Neck by Amending Chapter 102, Development Regulations regarding Farm Labor Housing is consistent with the Master Plan.

Motion to Recommend the Ordinance:

OFFER: Burry

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Burry, Forester, Crossan, Kostka, McBride, McGarry and Robinson

NEGATIVE: Orgo

**Review and Recommendation to the Township Committee on the ordinance amending the Fee Schedule**

Memorialization of Resolution finding that Ordinance 2004-22, An Ordinance to amend the Code of the Township of Colts Neck by Amending Chapter 102, Development Regulations amending the Fee Schedule is consistent with the Township Master Plan.

Motion to Recommend the Ordinance:

OFFER: Burry

SECOND: Forester

AFFIRMATIVE: Barbagallo, Burry, Forester, Crossan, Kostka, McBride, McGarry, Robinson and Orgo

NEGATIVE: None

**OLD BUSINESS:**

**Application #615 – Aether Commercial Building – Block 46, Lot 16 – Rte 34 & Leland Rd**

Application for Preliminary and Final Major Site Plan with Variances to construct an 6,600 s.f. commercial building in the B-1 Zone.

Chairman Barbagallo reclused himself from this application and turned the meeting over to Brook Crossan. Tom Orgo reclused himself from this application also. Due to this application being carried so many times there were only four members that were eligible to vote on this application. Various members stated that they would listen to tapes so that they would be eligible to vote next month. Mr. Giunco did not want to proceed this evening, since he would need a unanimous vote to approve the application. Mr. Giunco granted an extension of time to September 30, 2004.

This application was carried to the September 14, 2004 meeting with no further notice.

**NEW BUSINESS:**

None

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Kostka at 9:20 p.m. and this was seconded by Ms. Burry 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 August 10, 2004 adopted by the Planning Board of the Township of Colts Neck at its meeting held on September 14, 2004.

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