

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
AUGUST 9, 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, Forester, Florek, Kostka, Robinson, Thompson and Lear

Absent: Malinowski, Crossan, McGarry and Orgo

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

**Approval of Minutes:**

July 12, 2005 Minutes Approved:

OFFER: Robinson

SECOND: Kostka

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

NEGATIVE: None

**RESOLUTIONS:**

**Application #561 – Ron Rose Office Building/General Store – Block 30, Lots 14 & 15 – Route 537 West**

Memorialization of resolution granting 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.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Kostka

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

NEGATIVE: None

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

Memorialization of resolution granting 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.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Lear

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

NEGATIVE: None

**Application #623 – Plean – Block 22.05, Lots 1 & 2 – 137 Montrose Road**

Memorialization of resolution granting Preliminary Major Subdivision approval to consolidate two existing lots and to resubdivide the property into three residential lots in the A-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Thompson

SECOND: Robinson

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

NEGATIVE: None

**Application #624 – Matzel – Block 39, Lot 6 – 243 Route 537 East**

Memorialization of resolution granting Minor Site Plan and Minor Subdivision with variances to subdivide the property into two lots and to construct a riding/training stable, Type 2 and pond.

Motion to Memorialize the Resolution:

OFFER: Thompson

SECOND: Florek

AFFIRMATIVE: Barbagallo, Forester, Florek, Robinson and Thompson

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

**Application #594 – Romano – Block 35, Lot 22.22 – 14 Rivers Edge Drive**

Request for a one extension of time to the Minor Site Plan and variance approval to retain a sports court. The extension of time will begin on August 12, 2005 and expire on August 12, 2006.

Mr. Anfuso explained that the applicant had received approval two years ago and was working on fulfilling his conditions of approval. At this time, he still needs to complete the plantings, remove the lights, relocate the shed and post performance guarantees. He is not able to complete this until the fall, thus requiring the extension.

Motion to Approve the Extension:

OFFER: Robinson

SECOND: Thompson

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

NEGATIVE: Lear

**OLD 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.

Mr. Alfieri, Esq. represented the applicant and stated that they only had a conceptual plan this evening in order to get some feedback from the Board. In order to avoid getting an NJPDES permit they were going to eliminate the restaurant. The applicant wanted guidance to see if the Board would be receptive if the applicant were to subdivide the property where the proposed Highway Access Road will eventually be built. The Board did not favor that idea.

A.J. Garito, Engineer showed a concept where the building sizes would be reduced and parking increased. The applicant stated that they would like to phase the project so that they would be able to start the project while applying for an NJPDES permit, since that is a very time consuming process. The Board felt that was a reasonable request. The applicant asked to be carried to the September meeting when they will have fully engineered plans. This application is carried to the September 13, 2005 meeting but will be renounced because the plan will be substantially different than what was originally noticed.

### **NEW BUSINESS:**

#### **Application #626 – Two River Engineering Office Building – Block 48, Lot 10 - Route 34**

Application for Preliminary and Final Major Site Plan to construct a 2,944 s.f. office building to the rear of the existing 9,000 s.f. office building in the B-1 Zone.

Sal Alfieri, Esq. represented the applicant. Ten items were marked as exhibits – application, site plan, two reports from Township Engineer, report from Board of Health, report from Landscape Architect, report from Township Planner, mounted color rendering of landscape plan and mounted elevation and floor plans. A.J. Garito, Engineer and Ed O'Neill, Architect both sworn.

Mr. Garito explained that he has an existing 9,000 s.f. office building on Route 34 and now wishes to construct a 1 ½ story, 2,944 s.f. building with 16 parking spaces for his own personal business. The only variance he is requesting is to eliminate the requirement for a loading zone. His type of business does not require large tractor trailer deliveries and they would not be able to negotiate the turn into the existing driveway. Since Mr. Garito's property is at the tail end of the Highway Access Management Road, he requested not building the stub at this time and stated he would post a performance guarantee for seven years. Since the neighboring property is the gas station, the Board found this reasonable and felt a seven year guarantee would be adequate. Mr. Garito also agreed to deed restrict the basement to storage only, it could not be rented out.

Motion to Approve the Application:

OFFER: Lear

SECOND: Thompson

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

NEGATIVE: None

#### **Application #629 – Flancbaum – Block 33, Lot 20 – Route 537**

Application for Preliminary Major Subdivision approval for a five lot subdivision in the A-1 Zone.

Mr. Steib explained that the applicant noticed for the meeting this evening, however revised plans were not received by the Planning Board office in order to deem this application complete. Mr. Alfieri, Esq. represented the applicant and asked for this application to be carried to the September meeting because the revised plans were not complete yet. An adjoining property owner was in attendance and stated they would be out of town for the September meeting. Mr. Alfieri said he would mail the neighbors a

copy of the plans and if there were any concerns that the Planning Board office could not address the Board stated they may carry the application to the October meeting. This application is carried to the September 13, 2005 meeting, pending receipt of revised plans, with no further notice.

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Thompson at 9:10 p.m. and this was seconded by Mr. Florek 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 9, 2005 adopted by the Planning Board of the Township of Colts Neck at its meeting held on September 13, 2005.

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