

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
AUGUST 8, 2006 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 Colts Neck Calendar and 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, Crossan, Kostka, Orgo, Robinson and Lear

Absent: Malinowski, Florek, Stuart, Thompson and Behrens

Also Present: Timothy Anfusio, P.P. and Ruth Leininger

Approval of Minutes:

July 11, 2006 Minutes Approved:

OFFER: Robinson

SECOND: Barbagallo

AFFIRMATIVE: Barbagallo and Robinson

NEGATIVE: None

RESOLUTIONS:

Application PB642 – Roth - Block 46, Lot 1.36 – 15 Brentwood Drive

Memorialization of Resolution granting Minor Site Plan Approval to construct a sports court in the AG Zone.

Motion to Approve the Resolution:

OFFER: Robinson

SECOND: Barbagallo

AFFIRMATIVE: Robinson and Barbagallo

NEGATIVE: None

ABSTAIN: None

ADMINISTRATIVE ITEMS:

Application PB615 – Aether/Red Bank LLC – Block 47, Lot 16.01 – Route 34

Request for a one year extension of time to the Major Site Plan. The extension of time will begin October 12, 2006 and expire October 12, 2007.

The property has changed owners and needs an extension of time in order to keep this approval while submitting new plans. Mr. Anfuso stated that there have not been any zoning changes that would effect this application.

Motion Approving the Extension of Time:

OFFER: Orgo

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Crossan, Orgo, Robinson and Lear

NEGATIVE: Kostka

ABSTAIN: None

Application PB598 – Brock Commercial Building – Block 31.01, Lot 7 – Route 34

Request for a one year extension of time to the Preliminary and Final Major Site Plan. The extension of time will begin August 12, 2006 and expire August 12, 2007.

Mr. Anfuso stated that there have not been any zoning changes that would effect this application.

Motion Approving the Extension of Time:

OFFER: Crossan

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Crossan, Kostka, Orgo, Robinson and Lear

NEGATIVE: None

ABSTAIN: None

Appointment of Affordable Housing Subcommittee

Mr. Barbagallo felt the Long Range Planning committee should take care of this and appointed Mr. Malinowki, Mr. Robinson and himself to the Affordable Housing Subcommittee.

OLD BUSINESS:

None

NEW BUSINESS:

None

ORDINANCE REVIEW:

Review and Recommendation to the Township Committee on Ordinance 2006-13 amending Section 102-61 “Height Limits”.

Mr. Anfuso explained this is corrects a deficiency in the ordinance that could be interpreted to allow the entire roof of a structure to exceed 35’ if the roof screened mechanical equipment. The proposed ordinance limits the amount of the roof that could exceed 35’ to 15% of the width of the structure. The Board felt the ordinance was consistent with the Master Plan.

Motion to Finding Ordinance 2006-13 Consistent with the Master Plan:

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Barbagallo, Crossan, Kostka, Orgo, Robinson and Lear
NEGATIVE: None
ABSTAIN: None

Review and Recommendation to the Township Committee on Ordinance 2006-14 amending Section 102-46 “Wireless Telecommunications Towers and Antennas”.

Mr. Anfuso explained the ordinance as currently written could be challenged because it is so restrictive that adequate coverage for wireless communication towers throughout the Township is not permitted. The Board felt the ordinance was consistent with the Master Plan. Since it allows wireless antennas to be mounted on the GPU towers which is recommended in the Master Plan. However, the Board unanimously felt that antennas should be permitted on silos.

Motion to Finding Ordinance 2006-14 Consistent with the Master Plan:

OFFER: Crossan
SECOND: Kostka
AFFIRMATIVE: Barbagallo, Crossan, Kostka and Robinson
NEGATIVE: Orgo and Lear
ABSTAIN: None

DISCUSSION:

None

EXECUTIVE SESSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Robinson at 8:30 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 August 8, 2006 adopted by the Planning Board of the Township of Colts Neck at its meeting held on September 12, 2006.

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