

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
AUGUST 14, 2007 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, Stuart, Kostka, Orgo, Lear and Eastman

Absent: Hennessy, Robinson and Thompson

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

Approval of Minutes:

July 10, 2007 Minutes Approved:

OFFER: Kostka

SECOND: Stuart

AFFIRMATIVE: Barbagallo, Stuart, Kostka, Orgo, Lear and Eastman

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

Public Hearing on the Farmland Preservation Element of the Master Plan

An amendment to the Farmland Preservation Element of the Master Plan that was adopted in 2003 is required in order to add additional information required by the State. This information requires uniform standards for all municipalities applying for farmland preservation planning incentives and grant applications.

The plan must include a description of the agricultural land base, an overview of the agricultural industry and Farmland Preservation program for the Township as well as the goals and objectives.

Tim Anfuso, Township Planner, explained in 1960 there was a total of 13,801 acres of farmland representing 67% of the township. In 2007 there are 5,316 acres of farmland representing 26% of land in the township. A total of fifteen farmers have permanently preserved 815.119 acres of farmland through the Municipal Farmland Preservation Program.

Monmouth County Easement Purchases total 480.413 acres. Municipal Planning Incentive Grant Farms total 51.64 acres with 76 acres pending. State Agricultural Development Committee Direct Easement Purchases total 283.521 acres. This makes a total of 1,725.59 acres of Deed Restricted Land in the Township today.

Open to the public. Vince Domidion, Revolutionary Road. Mr. Domidion stated if you back out the golf courses, one third of the agricultural land is currently preserved. He felt this was a good program with a lot of opportunity still left. The various types of agriculture in the town adds to the diversity of the town.

Mr. Anfuso stated he hopes to have the plan completed for the November 20, 2007 meeting for a second public hearing.

OLD BUSINESS:

None

NEW BUSINESS:

Application PB650 – Crockett – Block 30, Lot 13 – 48 County Route 537 East

Application for Preliminary and Final Major Site Plan with Variances in the B-3 Zone to convert an existing residence into a 2,424 s.f. general business office.

A letter was received from the applicant's attorney requesting this application be carried to the September meeting. This application is carried to the September 11, 2007 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Malinowski at 8:35 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 14, 2007 adopted by the Planning Board of the Township of Colts Neck at its meeting held on September 11, 2007.

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