

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
AUGUST 12, 2008 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, Hennessy, Forester, Kostka, Orgo, Robinson, Thompson, Lear and Eastman

Absent: Crossan and Malinowski

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

Approval of Minutes:

July 8, 2008 Minutes Approved:

OFFER: Kostka

SECOND: Forester

AFFIRMATIVE: Barbagallo, Hennessy, Forester, Kostka, Orgo, Thompson and Lear

NEGATIVE: None

RESOLUTIONS:

Application PB665 – Rada – Block 29, Lot 9 – 2 Freemont Lane

Memorialization of Resolution granting Minor Site Plan Approval with variances to construct a tennis court, single family dwelling, pool and pool cabana, as well as relocate the existing stable and barn in the AG Zone. Time to August 27, 2008

Memorialization of Resolution:

OFFER: Orgo

SECOND: Hennessy

AFFIRMATIVE: Barbagallo, Hennessy, Forester, Kostka, Orgo, Robinson and Lear

NEGATIVE: None

Application PB668 – Bonanno – Block 9, Lot 2.09 – 9 Evergreen Lane

Memorialization of Resolution for Minor Site Plan approval to install a 60' x 120' tennis court.

Memorialization of Resolution:

OFFER: Robinson

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Hennessy, Forester, Kostka, Orgo, Robinson and Lear

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Application PB634 – Shadow Isle

Request for a one year extension of time to the Resolution Granting Subdivision Approval and Recommending Relief from Deed Restriction. The extension will begin May 9, 2008 and expire May 9, 2009.

Motion to Approve the Application:

OFFER: Hennessy

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Hennessy, Forester, Kostka, Orgo, Robinson, Thompson, Lear and Eastman

NEGATIVE: None

The applicant is in the process of selling Shadow Isle Golf Course and had requested a resolution be prepared that could be memorialized if the Board chose to approve the extension. The Board understood the applicant's situation and agreed to memorialize the Resolution.

Memorialization of Resolution:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Hennessy, Forester, Kostka, Orgo, Robinson, Thompson, Lear and Eastman

NEGATIVE: None

OLD BUSINESS:

Application PB661 – Notaro – Block 11, Lot 3.05 – 10 Mockingbird Drive

Application for Minor Site Plan Approval with variances to install pond, inground swimming pool, pool cabana and patios.

A letter was received from the applicant asking to withdraw this application without prejudice.

Motion to Dismiss the Application Without Prejudice:

OFFER: Kostka

SECOND: Thompson

AFFIRMATIVE: Barbagallo, Hennessy, Forester, Kostka, Orgo, Robinson, Thompson, Lear and Eastman

NEGATIVE: None

NEW BUSINESS:

Application PB653 – Russo – Block 21.05, Lot 1 – 193 Laird Road

Application for Minor Subdivision Approval to create two residential lots in the A-1 Zone.

A letter was received from the applicant asking to withdraw this application without prejudice.

Motion to Dismiss the Application Without Prejudice:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Hennessy, Forester, Kostka, Orgo, Robinson, Thompson, Lear and Eastman

NEGATIVE: None

Application PB637B – Furman - Block 33, Lot 7.01 – Muhlenbrink Road

Application for Final Major Subdivision to create two lots in the A-1 Zone.

Sal Alfieri, Esq. represented the applicant. Ten items were marked as exhibits – Final Subdivision Plans, Final Plat, application, Fire Prevention review, Board of Health comments, Architectural Review comments, Landscape Architect comments, Township Planner’s report, Township Engineer’s report and Environmental Commission review.

The Final Plans are basically the same as the Preliminary Plans that were approved except for a slight difference in the cul-de-sac. This was done at the request of Shade Tree Commission in order to save some large trees.

The Board had some concerns with the maintenance of the vegetation in the center of the island. The applicant agreed the maintenance would be deeded to one of the homeowners. Open to the public with no comments.

Motion Approve the Application:

OFFER: Kostka

SECOND: Orgo

AFFIRMATIVE: Barbagallo, Hennessy, Forester, Kostka, Orgo, Robinson, Thompson, Lear and Eastman

NEGATIVE: None

DISCUSSION:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Kostka at 8:20 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 12, 2008 adopted by the Planning Board of the Township of Colts Neck at its meeting held on September 9, 2008.

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