

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
AUGUST 11, 2009 MINUTES**

Chairman Malinowski 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: Malinowski, Orgo, Forester, Florek, Barbagallo, Robinson, Lear and Powell

Absent: Crossan, Kostka and Thompson

Also Present: Timothy Anfuso, P.P., Glenn Gerken, P.E., Julie McGowan, C.L.A., Mike Steib, Esq., and Ruth Leininger

Approval of Minutes:

July 14, 2009 Minutes Approved:

OFFER: Orgo

SECOND: Barbagallo

AFFIRMATIVE: Malinowski, Orgo, Florek, Barbagallo, Robinson and Powell

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

Application PB671 - Coppola – Block 1, Lots 80.04 & 85 – 2 Moonlight Drive

Request for a one year extension of time for the approved Minor Subdivision. The extension will begin July 22, 2009 and expire July 22, 2010.

Motion to Approve the Extension of Time:

OFFER: Orgo

SECOND: Barbagallo

AFFIRMATIVE: Malinowski, Orgo, Forester, Florek, Barbagallo, Robinson, Lear and Powell

NEGATIVE: None

RECUSE: None

OLD BUSINESS:

Application PB673 – Gary Spencer – Block 31, Lot 19 – Route 34

Application for Preliminary and Final Major Subdivision Approval with Variance for a two lot major subdivision in the B-1 Zone.

Six new items were marked as exhibits – revised plot plan, survey, revised final plat, review letter from Engineer, review letter from Planner and a sign detail. Sal Alfieri, Esq. represented the applicant. Mr. Alfieri stated the applicant has agreed to repair and overlay the parking lot, install a new septic, change lighting fixtures to colonial style and to have a cross easement with the shopping center.

A.J. Garito, Engineer – sworn. Mr. Garito stated last month there were questions regarding where the 300’ buffer would be, it is mostly under the existing JCP&L powerlines. Mr. Garito has also calculated the parking spaces of the shopping center that the Board requested. The shopping center currently has 216 parking spaces where 316 are required. Dr. Spencer will have 23 parking spaces where 26 are required.

Dr. Spencer, applicant – sworn. Dr. Spencer told the Board he received estimates from Mr. Sign to remove the existing sign and purchase a new externally lit sign and installation would cost \$13,000 - \$14,000. The cost to relocate the existing sign would be \$3,400.

Open to the public with no comments. The Board was concerned that 100 parking spaces is a large variance to grant. However granting this subdivision is not changing anything that is existing and the parking lot is never full. The Board felt a stipulation that the shopping center must come back in front of this Board to review the availability of parking if they were going to change the composition or mixture of uses.

The Board next discussed the issue of moving the sign. The current sign is 12’ x 8’ or 96 s.f. which is larger than the 50 s.f. maximum area now permitted by ordinance. The owner of the shopping center would permit the sign to be moved or a new one installed but not smaller than what currently exists. The Board felt the applicant is making a genuine effort and should not be penalized. The Board decided the existing sign could be moved as is, if it is changed in the future it must conform to the ordinance.

Motion to Approve the Application:

OFFER: Barbagallo

SECOND: Orgo

AFFIRMATIVE: Malinowski, Orgo, Florek, Barbagallo, Robinson and Powell
NEGATIVE: None
RECUSE: None

NEW BUSINESS:

Application PB679 – Leventer/Colts Neck Shopping Center – Block 31, Lot 19 – Route 34

Application for Sketch Plat Review of a Preliminary and Final Major Site Plan with variances to add an additional 5,920 s.f. to the existing shopping center in the B-1 Zone.

Nine exhibits were marked – review letter from Planner, review letter from Engineer, sketch plat, application, Architectural Review Committee comments, Fire Marshall comments, Landscape Architect review, Board of Health comments and a board mounted color sketch plat.

Peter Bass, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Leventer would like to add on to the shopping center. Mr. Garito felt it would be best to bring in a Sketch Plat for an informal review so the Board could give some nonbinding feedback.

The plan shows a satellite building, like the liquor store, in front of the post office and a small addition to the front of the post office. Constructing the satellite building will eliminate 26 existing parking spaces and they are proposing 56 new parking spaces in the rear, 345 parking spaces will be required.

Irwin Leventer, applicant – sworn. Mr. Leventer said he wanted to add the space to the post office because they have a five year lease that ends in September. If they do not renew the lease this extra space will allow him to break the area into two or three stores.

DEP approvals will be needed to add more square footage but by removing the liquor store square footage may even out or be very close.

The Board felt the parking in the rear was not feasible unless rear access was available to the stores or a pass through for cars and pedestrians was added. The Board suggested making the building two story but Mr. Leventer stated it is very hard to rent.

Open to the public. Mrs. Morello – sworn. Mrs. Morello stated she owned the adjoining shopping center and she was opposed to this application. She has an ongoing parking problem presently and she only sees it getting worse if this application were approved.

Mr. Garitio said they will work with the Township Engineer, Planner and Landscape Architect to get a plan worthy of submitting.

DISCUSSION:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion to adjourn was made by Mayor Forester at 9:35 p.m. and this was seconded by Mr. Lear 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 11, 2009 adopted by the Planning Board of the Township of Colts Neck at its meeting held on September 8, 2009.

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