

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
SEPTEMBER 12, 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, Malinowski, Florek, Crossan, Kostka, Orgo, Robinson, Thompson and Lear

Absent: Stuart and Behrens

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

**Approval of Minutes:**

August 8, 2006 Minutes Approved:

OFFER: Crossan

SECOND: Kostka

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

NEGATIVE: None

**RESOLUTIONS:**

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

Memorialization of Resolution granting a one year extension of time to the Preliminary and Final Major Site Plan. The extension of time will begin October 12, 2006 and expire October 12, 2007.

Motion to Approve the Resolution:

OFFER: Crossan

SECOND: Robinson

AFFIRMATIVE: Barbagallo, Crossan, Orgo, Robinson and Lear

NEGATIVE: None

ABSTAIN: None

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

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

Motion to Approve the Resolution:

OFFER: Crossan

SECOND: Orgo

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

NEGATIVE: None

ABSTAIN: None

**Chairman Barbagallo announced that application PB486C, Green Hill Estates and PB644, Colts Neck Golf Club would not be heard. Both applications are carried to the October 10, 2006 meeting with no further notice.**

### **ADMINISTRATIVE ITEMS:**

#### **Colts Neck Township Schools – Cedar Drive & Conover Road**

Request for Capital Project Review of the Colts Neck Township Schools 2005-2010 Long Range Facilities Plan.

John Parades, Business Administrator for the K-8 schools addressed the Board. He explained that he submitted a Long Range Facility Plan as required by law to the Board for review and comment. It was explained that it is a living document that will be revisited as time goes on.

Mr. Parades reviewed the highlights stating the cost estimate for the Elementary school is \$2.1 million and the cost estimate for Cedar Drive school is \$6.6 million, approximately \$33,000 for the Administration Building and there are no plans for the Primary School. The work is routine maintenance, although they are looking at adding air conditioning to both the Elementary and Cedar Drive Schools. The majority of money at Cedar Drive School (approximately \$5 million) is to convert the existing gym to an auditorium and construct a new gym with locker rooms.

The Board's duty was to comment on the consistency of the report with the Master Plan. The Board felt the plan should consider the long term cost efficiency and energy conservation realized from renewable natural resources. For example, the building's flat roofs are particularly well suited for passive solar energy panels to reduce dependency on conventional energy sources. Also, advances in technology have made geothermal systems a finically feasible alternative. Geothermal heating/cooling systems take advantage of the groundwaters constant temperature and requires less energy to heat the water in the winter or cool the water during summer months.

Also, when new curbing is constructed along the access drives (excluding parking stalls and drop off areas) mountable curbing should be utilized. This will allow overflow parking along lawn areas during special events. Mr. Parades stated he has been investigating solar energy and will continue to do so. He also appreciated the comments regarding the curbing and will incorporate it into his plan.

#### **Application PB616 – Parmar Bali Village – Block 7, Lot 4.14 – Colts Gait Lane**

Request for a one year extension of time to the Minor Site Plan Approval. The extension of time will begin on August 10, 2006 and expire August 10, 2007.

Mike Bruno, Esq. represented the applicant. Mr. Bruno explained the applicant is adding a bathroom in the poolhouse sparking discussion whether this puts the homeowner over the threshold requiring an NJPEDES permit. They are currently trying to work this out with the DEP.

Motion to Approve the Extension of Time:

OFFER: Crossan

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Malinowski, Florek, Crossan, Kostka, Orgo, Robinson, Thompson and Lear

NEGATIVE: None

ABSTAIN: None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Application PB643 – JP Morgan Chase Bank – Block 46.01, Lot 16 – Route 34**

Application for a Preliminary and Final Major Site Plan with variances to construct a 4,375 s.f. bank in the B-1 Zone.

Chairman Barbagallo recused himself from this application and turned the meeting over to Vice Chairman Malinowski. Mike Bruno, Esq. represented the applicant. Thirteen items were marked as exhibits – application, site plan, architectural plans, Landscape Architect review letter, Environmental Commission review letter, Architectural Review comments, Shade Tree Commission review, Township Engineer’s review, Township Planner’s review, photoboard with a color rendering of the landscape plan, previously approved site plan, signage package and a two sided photoboard.

A.J. Garito, Engineer – sworn. Mr. Garito explained the Board previously approved a two story 6,600 s.f. office building on this 1.36 acre site. Because of the unique shape of the lot and frontage on both Route 34 and Professional Circle the Board had preferred a one story building. This new application has taken into consideration many of the comments the Board had made at that time. Although they are proposing a slightly larger footprint, the building is smaller, will only be 25’ in height and has less parking.

Steven Bitterman, Architect – sworn. Mr. Bitterman explained the building will be colonial in style with red brick, a slate roof and white window trim. A 15 s.f. externally lit, freestanding sign will be on the corner of Route 34 and Professional Circle. They have minimized the amount of façade signs they normally use so it will not be excessive.

Kenneth Terzo, Real Estate Project Manager for Chase Bank – sworn. Mr. Terzo explained the bank will have eight full time staff members. This facility will also be used as a training facility for new tellers. They are anticipating growth for this site that is the reason they are requesting more parking spaces than what the ordinance requires. The drive thru is critical, which will be placed on the west side of the building, out of view from Route 34.

Andrew Janiw, Planner – sworn. Mr. Janiw explained the location of this site is in an older established commercial area with some new commercial buildings. The bank is attractive and consistent with the character of the community and neighboring businesses. The peculiar shape of the property is a true hardship for the applicant. Heavy landscaping will minimize the impact of the site.

The Board had concerns with the location of the dumpster and amount of parking spaces. The applicant withdrew the dumpster stating garbage would be taken out everyday by the cleaning service,

withdrew two of the parking spaces and agreed to move the building back five feet. The Board felt the signage was still excessive. The applicant withdrew all of the awning signs and only proposed a façade sign on the east and south sides. Open to the public with no comments.

Motion to Approve the Application:

OFFER: Thompson

SECOND: Kostka

AFFIRMATIVE: Malinowski, Florek, Kostka, Orgo, Robinson, Thompson and Lear

NEGATIVE: Crossan

ABSTAIN: None

**Application PB486C – Green Hill Estates – Block 17, Lot10 & Block 31, Lot 1 – Route 34 and Flock Road**

Application for a Deviation to Final Major Subdivision Approval to amend Condition No. 7 of the Resolution of Approval. In lieu of widening Heyers Mill Road the applicant is proposing a complete 2” FABC overly.

Per the applicant’s request, this application has been carried to the October 10, 2006 meeting with no further notice.

**Application PB644 – Colts Neck Golf Club – Block 17, Lot 10.16 – 50 Flock Road**

Application for Preliminary and Final Major Site Plan Approval to permit the existing snack bar, lounge and restaurant within the clubhouse.

Per the applicant’s request, this application has been carried to the October 10, 2006 meeting with no further notice.

**DISCUSSION:**

None

**EXECUTIVE SESSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Robinson at 10:10 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 September 12, 2006 adopted by the Planning Board of the Township of Colts Neck at its meeting held on October 10, 2006.

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