

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
SEPTEMBER 11, 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, Robinson, Lear and Eastman

Absent: Hennessy, Crossan and Thompson

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

Approval of Minutes:

August 14, 2007 Minutes Approved:

OFFER: Kostka

SECOND: Stuart

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

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

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.

The applicant requested this application be carried to the November meeting. Mr. Steib, Esq. announced this application is carried to the November 20, 2007 meeting with no further notice.

Application PB657 – McNelis – Block 35, Lot 22.21 – 18 Rivers Edge Drive

Application for Minor Site Plan Approval to construct a 30' x 56' sports court in the A-1 Zone.

Laura McNelis appeared with her Engineer A.J. Garito. Nine items were marked as exhibits – application, minor site plan, two review letters from Township Engineer, revised site plan, review letter from Township Planner, review of Landscape Architect and Engineer and color rendering of minor site plan.

A.J. Garito, Engineer and Laura McNelis, applicant both sworn. Mr. Garito stated no variances are required to build this 30' x 56' sports court. All season screening will be planted and conform to the Landscape Architects recommendations and no lighting is proposed.

Open to the public with no comments.

Motion to Approve the Application:

OFFER: Stuart

SECOND: Orgo

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

NEGATIVE: None

Application PB623B – Stellar Performance/Plean – Block 22.05, Lots 1.01, 1.02 & 2.01 – 131 Montrose Road

Application for Deviation to the Preliminary and Final Major Subdivision Approval to eliminate the common driveway and to allow new Lots 1.02 & 2.01 to be serviced by separate driveways from Montrose Road.

Sal Alfieri, Esq. represented the applicant. Mr. Eastman recused himself from this application. Twelve items were marked as exhibits – application, two review letters from the Township Engineer, Architectural Review comments, Township Planner review, subdivision plan, deviation plat, Environmental Commission comments, Landscape Architect's comments, subdivision map, subdivision plan and conceptual plan.

A.J. Garito, Engineer – sworn. Mr. Alfieri explained this three lot subdivision was approved with a shared driveway for two of the lots. There is a 150' Scenic Corridor Easement and a 75' Landscape Easement running across the front of the properties except for the portion where the driveway is located. In order to change the configuration of the driveway, a portion of the easements must be vacated and where the driveway is currently located must be dedicated to the Township. The applicant appeared before the Township Committee to request this and was told if the Planning Board approved the application they would look favorably on it.

Mr. Garito explained when the subdivision was approved the lot was vacant. A new house has been constructed and the owner prefers a separate driveway. Each driveway would be 12' wide and will be less intrusive than the existing shared driveway.

Raymond Neville, principal of Stellar Performance – sworn. Mr. Neville believes this is in the best interest of the town from both a safety standpoint and aesthetically. There is a sharp curve in the road that has been the scene of numerous serious accidents and by putting separate driveways at better visual locations would be an asset.

Open to the public with no comments. The Board conditioned their approval on the Township Committee vacating the scenic corridor and landscape easement and accepting the new scenic corridor and landscape easements, Shade Tree Commissions approval and installing the greenway markers and installing required landscaping for the subdivision this fall planting season.

Motion to Approve the Application:

OFFER: Stuart

SECOND: Malinowski

AFFIRMATIVE: Barbagallo, Malinowski, Stuart, Kostka, Orgo, Robinson and Lear

NEGATIVE: None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Robinson at 8:35 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 September 11, 2007 adopted by the Planning Board of the Township of Colts Neck at its meeting held on October 9, 2007.

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