

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
OCTOBER 9, 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, Stuart, Kostka, Robinson, Lear and Eastman

Absent: Malinowski, Hennessy, Crossan, Orgo and Thompson

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

**Approval of Minutes:**

September 11, 2007 Minutes Approved:

OFFER: Lear

SECOND: Stuart

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

NEGATIVE: None

**RESOLUTIONS:**

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

Memorialization of Resolution granting approval for Minor Site Plan Approval to construct a 30’ x 56’ sports court in the A-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Kostka

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

NEGATIVE: None

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

Memorialization of Resolution granting approval 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.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Lear

AFFIRMATIVE: Barbagallo, Stuart, Kostka, Robinson and Lear

NEGATIVE: None

**Application PB645 – Stavola – Block 53.01, Lot 6 – Obre Road**

Memorialization of a Resolution granting a 75 day extension of time to the Minor Subdivision Approval granted on July 10, 2007.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Lear

AFFIRMATIVE: Barbagallo, Stuart, Kostka, Robinson and Lear

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

**Application PB645 – Stavola – Block 53.01, Lot 6 – Obre Road**

Request for an additional 60 day extension of time to the approved two lot Minor Subdivision. The extension of time will begin September 2, 2007 and expire November 1, 2007.

Mr. Eastman recused himself from this application. Sal Alfieri, Esq. reported they were waiting for approval from the Monmouth County Planning Board which they have now received. Everything should be perfected before the next meeting. Mr. Alfieri also requested permission to change the greenway lolly columns with dome markers. The Board approved this modification subject to the Township Planner's approval on the dome type markers and lolly column locations.

Motion to Approve the Extension of Time:

OFFER: Stuart

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Stuart, Kostka, Robinson and Lear

NEGATIVE: None

**Application PB617 – Colts Neck Building Association/Manor Homes – Block 22, Lots 11, 12, 13 & 14 – Route 537 West**

Request for second one year extension of time to the Preliminary and Final Major Site Plan Approval with variance. The extension of time will begin on November 9, 2007 and expire November 9, 2008.

John Giunco, Esq. stated construction of the site work has begun. A few minor conditions of approval are still required before actual construction can begin, requiring some additional time.

Motion to Approve the Extension of Time:

OFFER: Stuart

SECOND: Robinson

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

NEGATIVE: None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Application PB656 – Galeros – Block 16, Lot 12 – 16 Shawnee Court**

Application for a two lot Minor Subdivision with variances in the A-1 Zone.

The applicants notice for this application was deficient. The application is rescheduled for November and the applicant will renotece.

**Application PB649 – Willowbrook Stables – Block 9, Lot 2.01 – 75 Willowbrook Road**

Application for Minor Site Plan Approval with variances to construct a Type I riding training stable with outdoor lighting in the AG Zone.

It was determined the Planning Board does not have jurisdiction over this application; it is remanded to the Board of Adjustment. The applicant will renotece for a hearing in front of the Zoning Board.

**Application PB647A – Gerhard – Block 51, Lot 2.21 – 2 Deputy Minister Drive**

Application for a Deviation to the Minor Site Plan Approval and variance to permit an eight foot tennis court fence where ten feet is required.

John Giunco, Esq. represented the applicant. Mr. Giunco explained this Board granted Minor Site Plan approval for a tennis court in April of this year. The applicant has applied for permits and was denied because they only wanted an eight foot fence instead of the required ten foot high fence. Mr. Giunco reminded the Board that Due Process Golf Course abutts this property and he did not feel it was a substantial matter.

The Board agreed it was not substantial; usually applicants are requesting a higher, more intrusive fence. There is a landscaping plan that is required to buffer the tennis court from sight.

Motion to Approve the Application:

OFFER: Stuart

SECOND: Kostka

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

NEGATIVE: None

**DISCUSSION:**

Mr. Anfuso told the Board he will be scheduling the second public hearing for amendments to the Farmland Element of the Master Plan to receive public comments.

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Kostka at 8:20 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 October 9, 2007 adopted by the Planning Board of the Township of Colts Neck at its meeting held on November 20, 2007.

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