

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
NOVEMBER 14, 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, Crossan, Kostka, Orgo and Robinson

Absent: Florek, Stuart, Thompson, Lear and Behrens

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

**Approval of Minutes:**

October 10, 2006 Minutes Approved:

OFFER: Malinowski

SECOND: Crossan

AFFIRMATIVE: Barbagallo, Malinowski, Crossan and Orgo

NEGATIVE: None

**RESOLUTIONS:**

**Application PB617 – The Manor Homes at Colts Neck – Block 22, Lots 11, 12, 13 & 14 – 302 Route 537**

Memorialization of Resolution approving a deviation to the Preliminary and Final Major Site Plan Approval to amend General Condition No. 6 allowing commencement of site work prior to fulfilling all conditions of approval as well as to reduce the size of the Treatment Plant Building to a 31' x 30' footprint. Applicant also requested a one-year extension to the Preliminary and Final Site Plan Approval with variances. The extension of time will begin on November 14, 2006 and expire November 14, 2007. Time to November 10, 2006

Motion to Approve the Resolution:

OFFER: Malinowski

SECOND: Crossan

AFFIRMATIVE: Barbagallo, Malinowski, Crossan and Orgo

NEGATIVE: None

**There was only one person eligible to vote memorializing the following two applications. Mr. Steib, Esq. opined the resolutions should be carried to the December 2006 meeting.**

**Application PB486C – Green Hill Estates – Block 17, Lot 10 & Block 31, Lot 1 – Route 34 and Flock Road**

Memorialization of Resolution granting 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.

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

Memorialization of Resolution granting Preliminary and Final Major Site Plan Approval to retain the existing snack bar, lounge and restaurant within the clubhouse.

**ADMINISTRATIVE ITEMS:**

**Monmouth County Park System – Capital Project Review – Block 35, Lots 13 & 14 – Rt 537**

Application for a Capital Project Review to convert a barn into an indoor recreational facility, open air shelter as well as parking and sidewalk improvements at the Dorbrook Recreational Area Activity Center.

Mr. Anfuso informed the Board that it is a requirement whenever the County or Board of Education are going to do a capital project they must appear in front of the Planning Board. The Planning Board must review the project to make sure that it is consistent with the Master Plan and is free to make recommendations.

Rich Pillar, Chief Landscape Architect for the County Park System addressed the Board. Mr. Pillar stated he was in front of them in April to expand the sprayground and address some functional issues prior to the summer season. At that time he also advised the Board he would be back in the fall with plans to increase the parking, that is the purpose of this appearance.

Along with expansion of the parking there are also plans to refurbish an existing barn so it can be used for seasonal indoor recreation. This building will not have any heat or air conditioning. An additional open air shelter adjacent to the Activity Center to be used by the Therapeutic Recreation program is also planned.

Open to the public with no comments. The Board felt the overall plans are consistent with the Master Plan however, they did have some comments. The Board thought it would be more economical to build a new building rather than refurbish the existing barn. They also unanimously felt that heat should be installed in the building giving it greater use.

Motion to Endorse the Capital Project with commens:

OFFER: Crossan

SECOND: Kostka

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

NEGATIVE: None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Application PB645 - Stavola Realty Co./Obre Road LLC – Block 53.01, Lot 6 – Obre Road**  
Application for a two lot Minor Subdivision with variances in the A-1 Zone.

Sal Alferi, Esq. represented the applicant. Twelve items were marked as exhibits – application, subdivision plans, minor subdivision plot, review of Planner, two review letters from the Landscape Architect, review of Engineer, review of Shade Tree Commission, Environmental Commission comments, blow up of tax map, mounted color rendering of grading plan and conceptual subdivision.

A.J. Garito, Engineer – sworn. Mr. Garito explained the site is currently a 7.83 acre wooded site south of Route 18. No road improvements are proposed and a variance for lot width is being sought. A conforming subdivision is possible if a new road was created, however they thought it was a better planning alternative to request the variance. There is a scenic corridor easement along the front of the property fixing the location of both driveways.

Some Board members felt a landscape easement should be required on the property line between the two properties. Gary Vialonga, President of Stavola Realty – sworn. Mr. Vialonga preferred not to restrict the property any further since there is already an easement across the front property lines. He was however willing to work with the Shade Tree Commission for whatever the saw fit to do. Open to the public with no comments.

The Board felt a 50’ landscape easement on each side of the property line was warranted.

Motion to Approve the Application:

OFFER: Crossan

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Malinowski, Crossan, Kostka and Robinson

NEGATIVE: Orgo

ABSTAIN: None

**Application PB556B – Eyres – Block 43, Lots 11, 14, 18, 19 & 20: Block 44, Lots 11 & 12 and Block 45, Lots 5, 5.01 & 5.02 – Mercer and Matthews Roads**

Application for a Deviation to Preliminary Major Subdivision Approval and Final Major Subdivision Approval for Phase II.

Two of the Board members had to recuse themselves from this application, thus there was not a quorum. This application is carried to the December 12, 2006 meeting with no further notice.

**DISCUSSION:**

None

**EXECUTIVE SESSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Crossan at 8:55 p.m. and this was seconded by Mr. Kostka 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 November 14, 2006 adopted by the Planning Board of the Township of Colts Neck at its meeting held on December 12, 2006.

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