

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
NOVEMBER 18, 2003 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: Crossan, Barbagallo, Robinson, Sauter, Orgo and Lear

Absent: Hennessy, Burry, Kostka, Malinowski and McGarry

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

Approval of Minutes:

October 14, 2003 Minutes Approved:

OFFER: Robinson

SECOND: Barbagallo

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

NEGATIVE: None

RESOLUTIONS:

Application PB539B – Lunvan – Block 53, Lot 20 – Hockhockson Road

Memorialization of Resolution granting a one-year extension of time to the Final Major Subdivision Approval granted on November 13, 2001. The extension will begin on November 13, 2003 and expire on November 13, 2004.

Motion to Approve the Resolution

OFFER: Barbagallo

SECOND: Robinson

AFFIRMATIVE: Crossan, Barbagallo, Robinson and Sauter

NEGATIVE: None

Application PB573 – Levin/Meyer – Block 33, Lots 16 & 18 – Route 537

Memorialization of Resolution granting a one-year extension of time to the Minor Subdivision and Minor Site Plan with Variances granted on April 8, 2003. The extension will begin on October 15, 2003 and expire on October 15, 2004.

Motion to Approve the Resolution

OFFER: Robinson

SECOND: Barbagallo

AFFIRMATIVE: Crossan, Barbagallo, Robinson and Sauter

NEGATIVE: None

Application #PB590 – St. Mary’s Church – Block 19, Lot 18 – Route 34 & Phalanx Road

Memorialization of Resolution granting approval for Preliminary and Final Major Site Plan Approval, Conditional Use Permit and Variances to construct an addition to the existing place of worship in the AG Zone.

Motion to Approve the Resolution

OFFER: Crossan

SECOND: Crossan

AFFIRMATIVE: Crossan

NEGATIVE: None

Memorialization of Resolution approving the Settlement Agreement of Litigation, Westminster Realty Corp. v Township of Colts Neck, Docket No. MON-L-2954-99.

Motion to Approve the Resolution

OFFER: Barbagallo

SECOND: Lear

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

NEGATIVE: None

OLD BUSINESS:

None

NEW BUSINESS:

Application #PB525A – Folio – Block 48, Lot 44 – Route 34

Application for a Deviation to the Final Major Site Plan Approval to amend Condition 9 of the Resolution to allow 3,678 s.f. of medical office.

Bernard Karasic, Esq. represented the applicant. Nine items were marked as exhibits – the application, Preliminary and Final Plat, Township Engineer’s report, Landscape Architect’s report, Environmental Commission report, Township Planner’s report, Shade Tree Commission report, Fire Marshall’s report and a color rendering of the plat.

A.J. Garito, P.E. – sworn. Mr. Garito explained that the applicant is seeking approval to amend the approval for this office building to allow medical use on the first floor of the rear building only. By permitting the medical in the rear building 78 parking spaces would be required and 80 are provided. The applicant was also seeking to change the concrete sidewalks to stamped concrete in keeping with the other applications that were recently approved along this Highway Access Road.

Open to the public with no comments. The Board agreed that keeping the cross walks the same as the other projects would be preferable. Allowing the medical on the first floor of the rear building only,

seemed reasonable as long as enough parking spaces were provided. They felt that the use in the front building to specialty retail so that the parking would not become an issue.

Motion to Approve the Application

OFFER: Barbagallo

SECOND: Orgo

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

NEGATIVE: None

MASTER PLAN PUBLIC HEARING

Public Hearing on the Amendment to the Land Use Element and Housing Element and Fair Share Plan of the Master Plan.

Mr. Anfuso, Township Planner, gave a brief overview of the amendment. The Land Use Element recommends a new A-6 Zone which allows the execution of the settlement of the Westminster case. The Fair Share Plan has also been revised with the conditions of the Westminster settlement to show how Colts Neck has reached their fair share obligation. It was noted that this document is the outcome of many Long Range Planning meetings.

Open to the public – Vince Domidion, Revolutionary Road – sworn. Mr. Domidion was concerned with the population projections that were used. These figures came from the census which included Earle. The Board agreed that a note should be added where these figures are shown, stating that they include Earle Naval Base. Mr. Domidion was also concerned with the area that was being rezoned to A6. He felt that the property bordered Yellowbrook and that the waterway should receive a higher protection than allowing 20% coverage. Mr. Steib, Esq. clarified that the applicant would still have to gain D.E.P. approvals for their application.

The Board felt that the changes being requested were de minimis in nature and approved the Amendment to the Land Use Element and Housing Element and Fair Share Plan of the Master Plan.

Motion to Approve and Memorialize the Amendments:

OFFER: Barbagallo

SECOND: Orgo

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

NEGATIVE: None

EXECUTIVE SESSION

None

ADJOURN

A motion to adjourn was made by Mr. Robinson at 9:25 p.m. and this was seconded by Mr. Barbagallo 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 18, 2003 adopted by the Planning Board of the Township of Colts Neck at its meeting held on December 9, 2003.

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