

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
DECEMBER 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, Hennessy, Crossan, Kostka, Orgo, Robinson, Thompson, Lear and Eastman

Absent: None

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

**Approval of Minutes:**

November 20, 2007 Minutes Approved:

OFFER: Malinowski

SECOND: Orgo

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

NEGATIVE: None

**RESOLUTIONS:**

**Application PB658 – Brock – Block 31.01, Lot 7 – Route 34**

Memorialization of Resolution granting approval for Preliminary and Final Major Site Plan with Variances to construct a 14,258 s.f. mixed retail/office building in the B-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Malinowski

SECOND: Robinson

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

NEGATIVE: None

## **ADMINISTRATIVE ITEMS:**

### **Review 2007 meeting dates. Approval of January 2008 Reorganization meeting.**

Mr. Malinowski made a motion that the date of the reorganization and regularly scheduled meeting would be Tuesday, January 8, 2008 and this was seconded by Mr. Orgo and unanimously carried.

### **Chairman appointment of Nominating Committee for Year 2008 Reorganization.**

Chairman Barbagallo appointed a nominating committee consisting of Tom Orgo, John Robinson and Ed Lear.

The Board discussed the feasibility of implementing a policy for the rotation of Board members such as the Board of Adjustment and Township Committee. It was decided that a subcommittee will be formed in 2008 to study this for 2009.

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

### **Application PB659 – Giuffre – Block 51, Lot 2.30 – 17 Squan Song Road**

Application for Minor Site Plan Approval with Variances to install a pond, inground swimming pool, pool cabana, fountain and pergola.

John Giunco, Esq. represented the applicant. Nine items were marked as exhibits – application, minor site plan, report from Township Planner, report from Architectural Review Committee, report from Township Landscape Architect, report from Environmental Commission, report from Township Engineer, board mounted tax map and a color rendering of the site plan.

Christine Cafone, Planner and A.J. Garito, Engineer – both sworn. Mr. Garito explained the property is located at the end of Squan Song Road and abuts Due Process Golf Course. The current lot coverage is 18.99%, with 3.99% added without municipal approval. They are seeking approval to construct a pool, cabana, fountain and pergola which would bring the coverage up to 23.3%. To address concerns of stormwater management they are proposing to construct a pond to collect all runoff. The pond will be aerated and have landscaping to satisfy the Shade Tree Commission.

Ms. Cafone told the Board the applicant has a hardship because this subdivision was created prior to any lot coverage ordinances. If the lot coverage issue was known prior to any construction the applicant could have planned accordingly and laid out the house and driveway differently. What they are proposing is consistent with other homes on the street. With the golf course neighboring this property there is no detriment. It was Ms. Cafone's professional opinion that the applicant should be given some consideration due to the circumstances.

The Board felt that 23.3% where 15% is the maximum permitted is a substantial overage. The Board did seem to agree the applicant should be given some consideration due to the circumstances. The Board made it clear that 23% is not something they would approve and it must be reduced. The Board also requested the applicant find out the lot coverage of the surrounding properties to be sure what they are looking at is comparable. The applicant requested to come back next month.

This application is carried to the January 8, 2008 meeting with no further notice.

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Crossan at 9:30 p.m. and this was seconded by Mr. Malinowski 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 December 11, 2007 adopted by the Planning Board of the Township of Colts Neck at its meeting held on January 8, 2008.

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