

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
SEPTEMBER 9, 2014 MINUTES**

Mr. Crossan 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: Crossan, Corsi, Fitzgerald, Leccese, Powell and Bartolomeo

Absent: Orgo, Kostka, Lutkewitte, Robinson and Singer-Fitzpatrick

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

APPROVAL OF MINUTES:

Mr. Fitzgerald noted the minutes showed he was both present and absent, he was present.

July 8, 2014 Minutes Approved As Amended:

OFFER: Fitzgerald

SECOND: Leccese

AFFIRMATIVE: Crossan, Corsi, Fitzgerald, Leccese and Powell

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

PB708 – FJS Enterprises, LLC – Block 48, Lot 8 – 281 Route 34

Application for a sixty day extension of time to the Minor Subdivision Approval.

Mr. Alfieri, Esq. told the Board they received approval some time ago with a condition of approval that taxes must be paid to date. The easements and deed restriction have been prepared and are awaiting approval from the Township Planner, Engineer and Attorney then they can be recorded.

Mr. Anfuso said there have not been any zoning changes that would affect this application and he did not have any objections from a planning standpoint

Motion to Approve 60 Day Extension of Time:

OFFER: Powell

SECOND: Fitzgerald

AFFIRMATIVE: Crossan, Corsi, Fitzgerald, Leccese and Powell

NEGATIVE: None

OLD BUSINESS:

PB713 – 73 Mercer Management, LLC – Block 44, Lots 12.01 & 12.02 and Block 45, Lots 5.03 to 5.17 – Mercer Road

Application for a Sketch Plat Review of an eight and three lot Major Subdivision with variances in the AG Zone.

Five new exhibits were marked – sketch plat, Planner’s report, Engineer’s report, color mounted copy of page 1 of 3 sketch plat and color mounted copy of page 3 of 3. Sal Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn.

Mr. Garito reminded the Board the applicant is proposing to consolidate 16 approved lots and reconfigure the properties into 11 new lots following the lot size averaging provisions of the AG Zone. The original subdivision was recorded in 2007 however the NJ Flood Hazard Regulations limits the construction of the approved project. The applicant is now seeking to develop the land in accordance with both the Flood Hazard Regulations and the Township Zoning Ordinance. The revised sketch plat took into consideration comments the Board gave at the July meeting.

The Board decided this should be looked at as two separate tracks. The first tract (Lots 5.04 thru 5.17) contains 72.89 acres and is entitled to a base lot yield of seven lots. One additional bonus lot is granted for the large tract dedication creating a total of eight lots. The second tract (Lots 12.01 and 12.02) contains 67.48 acres and is entitled to a base lot yield of seven lots. However, due to environmental constraints the applicant is only proposing three lots for this tract.

The Board thought the conservation easement line should follow the tree line and wanted to ensure that all lots would have plenty of buildable area for amenities as well as fencing. The applicant thanked the Board for their guidance.

NEW BUSINESS:

PB715 – Shan – Block 16, Lot 35.01 – 187 Heyers Mill Road

Application for Minor Site Plan Approval with variance to construct a tennis court in the A-1 Zone.

Ten items were marked as exhibits – application, minor site plan, Planner’s review, Engineer’s review, Fire Marshall’s comments, Architectural Review Committee’s comments, Board of Health comments, Environmental Commission report, color rendering of page 2 of the site plan and six board mounted photos.

Dr. Zi Shan, applicant and A.J. Garito, Engineer both sworn. Mr. Garito stated the ordinance requires all site plans must get planning board approval; however they are also seeking a variance to permit a total lot coverage of 21.7% where 20% is the maximum allowed. The property is 4.33 acres and has an existing bamboo forest buffering the rear property line. The proposed tennis court is 60’ x 100’ and will be surrounded by a 10’ chain link fence and will not have lights. To help minimize any drainage issues an underground drainage system is proposed.

Open to the public. James Alaimo, 6 Indian Trail – sworn. Mr. Alaimo stated his property abutted Dr. Shan’s and there currently is a lot of runoff coming from Dr. Shan’s property in the area of the proposed tennis court. It was agreed that Mr. Garito will extend the drainage and increase the swale into the drain and a rain garden will also be created to the satisfaction of the Township Engineer so that the runoff will not be increased when the tennis court is complete. An as-built will be provided once the tennis court is complete.

Motion to Approve the Application:

OFFER: Fitzgerald

SECOND: Powell

AFFIRMATIVE: Crossan, Corsi, Fitzgerald, Leccese, Powell and Bartolomeo

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

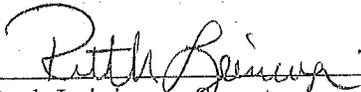
DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Powell at 8:50 p.m. and this was seconded by Mr. Corsi 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 9, 2014 adopted by the Planning Board of the Township of Colts Neck at its meeting held on November 13, 2014.



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