

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
FEBRUARY 9, 2016 MINUTES**

Mr. Kostka 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: Kostka, Robinson, Orgo, Corsi, Crossan, Leccese, Powell, Singer-Fitzpatrick and D’Eletto

Absent: Fitzgerald and Lutkewitte

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

APPROVAL OF MINUTES:

January 12, 2016 Minutes Approved:

OFFER: Robinson

SECOND: Leccese

AFFIRMATIVE: Kostka, Robinson, Orgo, Corsi, Crossan, Leccese, Singer-Fitzpatrick and D’Eletto

NEGATIVE: None

RESOLUTIONS:

PB719 – Amboy Road Associates – Block 39, Lot 11.01 – Route 537 & Lakeside Avenue

Memorialization of Resolution for Preliminary Major Subdivision Approval with variances for a seven lot residential subdivision with one off-site affordable unit following the growth share provisions in the A-1 Zone.

Memorialization of Resolution:

OFFER: Robinson

SECOND: Corsi

AFFIRMATIVE: Kostka, Robinson, Orgo, Corsi, Crossan and Leccese
NEGATIVE: None

PB703B – G & F Realty of Richmond, LLC – Block 46, Lots 13 & 14 – 240 Route 34

Memorialization of Resolution for second Deviation to the Preliminary and Final Major Site Plan Approval and the Declaration of Restrictive Covenant to allow five additional examination rooms. The additional examination rooms require a variance to permit 183 off-street parking spaces where 215 are required.

Memorialization of Resolution:

OFFER: Leccese

SECOND: Corsi

AFFIRMATIVE: Kostka, Robinson, Orgo, Corsi, Leccese and Singer-Fitzpatrick

NEGATIVE: None

ADMINISTRATIVE ITEMS:

PB701 – Colts Neck Golf Club – Block 17, Lot 10.16 – 50 Flock Road

Request for two year extension of time to Minor Site Plan Approval. The extension of time will begin April 10, 2014 and will expire April 10, 2016.

Richard Stone, Esq. represented the applicant stating the Colts Neck Golf Club received approval two years ago. This project was to be completed in two phases because a Flood Hazard Permit was required for the small maintenance building.

Mr. Anfuso stated he has been working with the applicant who is very close to completing the project. There have not been any changes to the ordinance that effect this approval and he had no objections to granting the extension of time.

Motion to Approve the Extension of Time:

OFFER: Robinson

SECOND: Corsi

AFFIRMATIVE: Kostka, Robinson, Orgo, Corsi, Crossan, Leccese, Powell, Singer-Fitzpatrick and D'Eletto

NEGATIVE: None

PB674 – McMahan – Block 7.02, Lots 34.01 & 34.14 – Clover Hill Road

Request for one year extension of time to Final Major Site Plan Approval. The extension of time will begin March 11, 2016 and will expire March 11, 2017.

Sal Alfieri, Esq. represented the applicant stating the applicant received approval almost two years ago. There has not been a market for new construction so the applicant is asking for their first one year extension of time.

Mr. Anfuso stated there have not been any changes to the ordinance that effect this approval and he had no objections to granting the extension of time.

Motion to Approve the Extension of Time:

OFFER: Leccese

SECOND: Powell

AFFIRMATIVE: Kostka, Robinson, Orgo, Corsi, Crossan, Leccese, Powell, Singer-Fitzpatrick and D'Eletto

NEGATIVE: None

OLD BUSINESS:

None

NEW BUSINESS:

None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 7:40 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 February 9, 2016 adopted by the Planning Board of the Township of Colts Neck at its meeting held on March 8, 2016.

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