

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MARCH 8, 2016 MINUTES**

Mr. Robinson 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: Robinson, Fitzgerald, Corsi, Leccese, Lutkewitte, Singer-Fitzpatrick and D’Eletto

Absent: Kostka, Orgo Crossan and Powell

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

APPROVAL OF MINUTES:

February 9, 2016 Minutes Approved:

OFFER: Corsi

SECOND: Leccese

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

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution 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.

Memorialization of Resolution:

OFFER: Corsi

SECOND: Leccese

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

NEGATIVE: None

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

Memorialization of Resolution 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.

Memorialization of Resolution:

OFFER: Corsi

SECOND: Leccese

AFFIRMATIVE: Robinson, Corsi, Leccese, Singer-Fitzpatrick and D'Eletto

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Consistency Review of Ordinance 2016-6

Attached please find a Draft Ordinance rezoning an area informally known as Nantone Court (Block 6, Lots 10, 10.02, 10.03 and 10.04), from A-1 to A-5.

Mr. Anfuso explained in 1999 the Township rezoned three submissions that were approved under the Rural Residential Development Standard from A-1 to a new A-5 zone. The Rural Residential Development Standards increased the minimum lot area to five acres and in turn provided an incentive through a reduction in pavement width, elimination of curbing and providing grass swales for drainage. If anyone chose to further subdivide down to two acre lots, the applicant would then be required to improve the street to full Township Standards. However, in 1993 the Residential Site Improvement Standards were adopted and made the Rural Residential Development Standards obsolete. These new regulations allowed these developments to resubdivide into two acre lots without any street or drainage improvements. In response to these regulations, the Township rezoned the three Rural Residential Developments to a new A-5.

The Long Range Planning Committee has discovered that a fourth subdivision, informally know as Nantone Court, was also approved under the Rural Residential Development Regulations. Therefore, the purpose of this ordinance is to rezone this fourth subdivision to A-5 similar to the other three Rural Residential Developments which is consistent with the Master Plan.

Motion to Approve the Extension of Time:

OFFER: Lutkewitte

SECOND: Fitzgerald

AFFIRMATIVE: Robinson, Fitzgerald, Corsi, Leccese, Lutkewitte, 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. Fitzgerald at 7:45 p.m. and this was seconded by Mr. Lutkewitte 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 March 8, 2016 adopted by the Planning Board of the Township of Colts Neck at its meeting held on May 10, 2016.

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