

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JULY 14, 2015 MINUTES**

Mr. Corsi 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: Corsi, Fitzgerald, Crossan, Leccese, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

Absent: Kostka and Orgo

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

APPROVAL OF MINUTES:

June 9, 2015 Minutes Approved:

OFFER: Lutkewitte

SECOND: Robinson

AFFIRMATIVE: Corsi, Fitzgerald, Lutkewitte, Powell and Robinson

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

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

Request for sixty day extension of time to the Minor Subdivision Approval. The extension of time will begin June 22, 2015 and expire August 21, 2015.

Mr. Alfieri, Esq. represented the applicant. Mr. Alfieri explained the Board has granted numerous extensions of time to the applicant since the passing of one of the partners. The taxes, once delinquent, have been brought current, easements have been filed and the subdivision deed is being prepared and the applicant is close to being in a position to perfect the subdivision. Taxes for this quarter have not been paid although they will be current prior to perfecting the subdivision. Mr. Alfieri asked for an extension through September 22, 2015 to ensure they do not have to ask for another extension.

The Board thought this was reasonable and preferred to grant an extra month to ensure the applicant had enough time to complete all that was required.

Motion to Approve As Amended:

OFFER: Fitzgerald

SECOND: Crossan

AFFIRMATIVE: Corsi, Fitzgerald, Lutkewitte, Powell and Robinson

NEGATIVE: None

OLD BUSINESS:

PB716 – Esposito – Block 33, Lot 21 – 69 Route 537 East

Application for Preliminary Major Subdivision Approval with Variances for a three lot residential subdivision in the A1 Zone.

Mr. Alfieri, Esq. stated they still have not received a response from the DEP therefore they are asking for this application to be carried to the August meeting and granted an extension of time to September 30, 2015. Mr. Steib, Esq. announced this application is carried to the August 11, 2015 meeting with no further notice.

NEW BUSINESS:

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

Application 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.

Twenty-two exhibits were marked – application, aerial photo, preliminary subdivision plan, concept plan #2, Shade Tree Commission comments, Architectural Review Committee's comments, two memos from the Health Officer, Fire Marshal's comments, Planner's review letter, topographic survey, Stormwater Management Plan, deed of easement, supplemental memo from Planner, email from Engineer, Environmental Commission comments, mounted tax map, mounted existing conditions plan, photoboard with six photos on each side, mounted concept plan 2 and mounted grading and utility plan.

Sal Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito explained to the Board that this is a 17½ acre parcel on the corner of Lakeside Avenue and County Road 537. Currently the property is an open space horse farm consisting of one single family dwelling with some paddocks and a barn. A 150’ scenic corridor is required by ordinance both along County Road 537 and Lakeside Avenue. They are providing the easement along Route 537 they are asking for relief to not provide the easement along Lakeside. Mr. Garito explained that no other property along Lakeside has a scenic corridor and there is not any other property that could be developed and requiring them to provide it. They are proposing a 50’ landscape easement along Lakeside to mimic what was done on the opposite side of Lakeside when Steeplechase was created. They are proposing a stormwater management facility that will feed into the existing stormwater system. The Shade Tree Commission did not ask for any additional plantings and they are not proposing to remove any trees. They will comply with all items in the Engineer and Planner’s review letters. Soil samples were taken and each lot can accommodate a septic and well, seasonal high water is not an issue on every lot. A stormwater basin will be part of an association and will be located on a private lot.

The Board discussed at length the fact that two lots would be created that would need a variance for anything they wanted to build in their rear yard. Open to the public with no comments.

The Board wanted the applicant to explore options so that they were not creating such a hardship for the two lots that also front on Lakeside Avenue. The Board felt it was their responsibility when a subdivision was being created to make usable lots that did not require new homeowners to have to get a variance to do any improvements to their property. The Board also wanted the applicant to locate the trees in areas where they were proposing disturbances and along Lakeside Avenue.

The applicant asked to carry this application to the September meeting so that the professionals would have enough time to revise the plans. This application is carried to the September 8, 2015 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 8:45 p.m. and this was seconded by Mr. Robinson 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 July 14, 2015 adopted by the Planning Board of the Township of Colts Neck at its meeting held on September 8, 2015.

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