

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
OCTOBER 13, 2015 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, Orgo (15 minutes late), Leccese, Lutkewitte, Singer-Fitzpatrick and Bartolomeo

Absent: Corsi, Fitzgerald, Crossan, Powell and Robinson

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

APPROVAL OF MINUTES:

September 8, 2015 Minutes Approved:

OFFER: Leccese

SECOND: Lutkewitte

AFFIRMATIVE: Kostka, Leccese, Lutkewitte, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

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

Memorialization of Resolution for sixty day extension of time to the Minor Subdivision Approval. The extension of time will begin September 25, 2015 and expire November 25, 2015.

Dante Alfieri, Esq. advised the Board that all conditions of approval have been completed and taxes are paid to date. They are asking for the 30 day extension in order to have the plans printed, signed and recorded. Both the Planner and Engineer had no issue with the Board granting the extension of time. Mr. Steib advised the Board that it might be prudent to grant a 60 day extension of time since the resolution will not be memorialized until November 10th and make sure the applicant had plenty of time to complete all that is required. The Board agreed and granting a 60 extension of time.

Motion to Approve 60 Day Extension of Time:

OFFER: Leccese

SECOND: Lutkewitte

AFFIRMATIVE: Kostka, Leccese, Lutkewitte, Singer-Fitzpatrick and Bartolomeo

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.

Ten new items were marked as exhibits – Planner’s Report, Engineer’s Report, Shade Tree Commission comments, Architectural Review Committee’s comments, Fire Marshall’s review, Health Officer’s comments, Preliminary Subdivision Plans, Preliminary Subdivision Concept 1 Plan, Preliminary Subdivision Concept 2 Plan and color mounted Preliminary Subdivision Grading Plan.

Dante Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito told the Board they wanted to have their DEP permit in hand when they returned to the Board and they do not but they do have email correspondence from the DEP stating that the plan has been accepted and requesting plans for signing. This email string has been forwarded to Tim Anfuso who confirmed receipt of the email.

The major change to the revised plan is that the house and detention basin on Lot 21.02 have been flipped. There have also been revisions required by the NJDEP Flood Hazard Permit that include increasing the conservation easements and vegetating 22,000 s.f. along with a storm water management facility. As requested two concept plans were submitted, the first option is for a three lot subdivision where the homes are serviced from a new street and screened from Route 537. In this option one lot would require frontage and width variances and two lots would require unencumbered lot area variances. The second option is a two lot minor subdivision without a landscape buffer and both lots being serviced from an arterial street as well as retaining at least one lot as a farm. In this option one lot would require frontage and width variances but both lots could be made to meet the unencumbered lot area requirement.

Open to the public with no comment. The Board felt granting the variances was a better planning alternative than approving the conforming concept plans with irregular shaped lots. The Board

conditioned their approval stipulating the applicants will comply with all comments in both the Engineer and Planner's review letters, sweep the property for underground tanks, all portions of grass in the conservation easement in Lot 21.01 can be mowed, the fence along the limit line must be pressure treated wood or a jerith fence and the garages cannot face Route 537.

Motion to Approve the Application:

OFFER: Lutkewitte

SECOND: Orgo

AFFIRMATIVE: Kostka, Orgo, Leccese, Lutkewitte and Bartolomeo

NEGATIVE: None

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.

Mr. Steib reminded the Board they asked the applicant to bring a Licensed Soil Remediation Professional to testify regarding their soil findings. Mr. Alfieri sent an email to the Planning Department this afternoon stating their professional was unable to attend the meeting this evening and therefore asked for the application to be carried to the November meeting and granted an extension of time to December 31, 2015.

This application is carried to the November 10, 2015 meeting with no further notice.

NEW BUSINESS:

None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Lutkewitte at 8:25 p.m. and this was seconded by Mr. Leccese 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 October 13, 2015 adopted by the Planning Board of the Township of Colts Neck at its meeting held on November 10, 2015.

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