

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
OCTOBER 8, 2013 MINUTES**

Mr. Powell 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 Colts Neck Calendar and 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: Powell, Crossan, Fitzgerald, Orgo, Corsi, Leccese, Robinson and Singer-Fitzpatrick

Absent: Kostka and Lutkewitte

Also Present: Timothy Anfusio, P.P., Glenn Gerken, P.E., Julie McGowan, C.L.A., Mike Steib, Esq., and Ruth Leininger

Approval of Minutes:

August 13, 2013 Minutes Approved:

OFFER: Robinson

SECOND: Orgo

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Leccese, Robinson and Singer-Fitzpatrick

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution for six month extension of time to the approved application. The extension of time will begin August 31, 2013 and expire February 28, 2014.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Orgo

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Leccese, Robinson and Singer-Fitzpatrick

NEGATIVE: None

ADMINISTRATIVE ITEMS:

PB686 – Trump National Golf Club – Block 46, Lot 1.52 – One Trump Boulevard

Request for two one-year extensions of time to the Preliminary and Final Major Site Plan Approval. The extension of time will begin September 14, 2012 and expire September 14, 2014

Approval was granted for the expansion of the pool, rear lounge and patio September 2010. They are in the process of perfecting their approvals however the applicant has since abandoned the approval for the lounge and patio leaving only the pool.

Motion that Approve the Extension of Time:

OFFER: Crossan

SECOND: Fitzgerald

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Corsi, Leccese, Robinson and Singer-Fitzpatrick

NEGATIVE: None

Colts Neck Sports Foundation – Block 20, Lots 3 & 10 – Laird Road

Capital Project Review for the Sports Foundation to construct an open air pavilion at the Laird Road Recreation Center.

Mr. Steib, Esq. advised the Board this is an informal proceeding however the applicant is still required to notice property owners within 200'. In reviewing the service the receipt for Stone Hill Trust was not included; the Sports Foundation must provide the receipt to the Planning Office and was permitted to proceed.

A.J. Garito addressed the Board on behalf of the Sports Foundation stating they would like to construct a 24' x 30' open air pavilion, similar to the one located at Bucks Mill Park, 20' from the existing snack shed. The pavilion will simply serve as a place to eat your snack in the shade and to allow the teams a place to sit down together after a game and have a hot dog. There will not be any lighting on the pavilion.

Mr. Anfuso stated the project complies with the intent of the Master Plan; however the project does require formal approval from both the Township Committee and Green Acres. The placement of the pavilion does meet all setbacks and must maintain a 20' separation from the snack shed.

Open to the public. Larry and Karen Reynolds, 178 Laird Road stated they live adjacent to the park, on the same side where the pavilion is proposed. They did not feel the pavilion should be placed in the proposed location which is even closer to their property than the snack shed. There is no buffer between the park and their property, people park against their fence and often break the posts; it appears there was no plan for adequate parking. The light for the snack shed is on 24/7 and it is a hangout at night, the police are involved. Mr. Russo read a letter from a neighbor on Big Beech who

could not attend the meeting, she also objected to the location of the pavilion and thinks it should be located deeper into the park, further away from the fields and dangerous parking situation.

The Mayor suggested prior to the Sports Foundation coming in front of the Township Committee, a meeting should be held with the neighbors, representatives of the Sports Foundation and Township representatives to try and come up with an amicable resolution. The Board asked Mr. Anfuso to send a memo to the Township Committee stating their concerns, which are: a) does the security lighting need to be on year round 24/7 at the snack bar? b) consider an alternative orientation, placement and/or screening to minimize the pavilion's visual impact from the Reynolds' dwelling on adjoining Block 20, Lot 2 and c) could the Township give guidance to the Recreation Director regarding the time of day, days of the week and types of events on how the pavilion is rented to the general public.

OLD BUSINESS:

PB707 – Garber – Block 29, Lots 9.02 & 10.05 – 2 Blue Bell Road

Application for a Minor Site Plan Approval with Variances in the AG Zone to retain a basketball court, farm labor housing unit, stable “B” and shed No. 1 that were constructed without municipal approval.

Jennifer Krimko, Esq. represented the applicant. Ms. Krimko told the Board the total lot coverage has been reduced by 2% eliminating any issue of res judicata and Mr. Steib concurred.

It has been several months since this application was started Mr. Steib read all of the exhibits – application, survey of Lot 9.02, survey of Lot 10.05, minor subdivision plans, two sets of floor plans, three review letters from the Planner, three review letters from the Engineer, two review letters from Health Officer, three review letters from Environmental Commission, two review letters from Architectural Review Committee, Minor Site Plan map, letter from Tim Anfuso to Jennifer Krimko dated May 15, 2013, Minor Site Plan, memo from Mike Steib dated August 2, 2013, letter from Jennifer Krimko, two review letters from Landscape Architect, memo from Mike Steib dated September 26, 2013, letter from Fire Marshall, Minor Site Plan revised August 27, 2013, letter from Vince Scanelli consenting to the landscaping and a photoboard with three aerial photos.

William Kurtz, Engineer – sworn. Mr. Kurtz told the Board this application is no longer a subdivision it is now a Minor Site Plan with a deed restriction stating the overall building coverage would not exceed 10% on Lot 9.02. The lot coverage for Lot 10.05 has been reduced from 16.7% down to 12.4% by eliminating the drive to the barn. The lights will be eliminated from the basketball court, the three issues with the sheds are eliminated by relocating them to conforming locations and an extensive landscaping buffer will be installed to screen Stable B from the neighboring property. A drainage system is not required, since the property is a working farm the runoff will adequately drain. Open to the public. Vince Domidion – Revolutionary Road – sworn. Can the site be designed to comply? Yes, coverage would have to be reduced.

Jerry LeMega, Architect – sworn. Mr. LeMega explained to keep the living area of Stable A less than 1,200 s.f. he proposes to build a firewall completely separating the living area and the storage area. The storage area will only be accessible from outside. The living area will have two bedrooms and not exceed 1,200 s.f.

The Board wanted to know how long the lights have been on the basketball court. Simon Garber, property owner – sworn. Mr. Garber stated the lights have been on the basketball court between five and six years.

Andrew Janiw, Planner – sworn. Mr. Janiw explained the neighborhood has estate style homes, each with a variety of recreational activities. Mr. Garber’s intent is to have an equestrian farm to board and train horses. The Zoning Board approved a variance in 2006 permitting total lot coverage of 15.93%, the 12.4% they are seeking a variance for now is substantially lower. Mr. Anfuso clarified for the Board that Zoning Board application was never perfected and has since expired. Mr. Janiw felt the special reasons the Zoning Board used to grant a variance could be applied to this application. The property is an elongated corner lot, an extensive landscaping design is proposed to mitigate any visual impact. All amenities are appropriately placed for their use with no substantial detriment. They feel this is a better planning alternative by keeping all recreational activities together, further from the street and screened.

Open to the public. Vince Domidion, Revolutionary Road – sworn. Does the Master Plan discuss protecting environmentally sensitive areas? Yes. Does impervious coverage reduce the ability for the ground to recharge? Yes. If the property were not developed would you recommend conforming? A site plan would have to be created for specific circumstances.

The Board was concerned with the elimination of the driveway and parking area around the barn, it did not seem feasible. Mr. Garber said there was plenty of room for parking at the house and golf carts are generally used to get around the property so it would not be a problem. Horse trailers are routinely parked on the grass. The Board also had concerns regarding deed restricting the property; it seems like an administrative nightmare and felt they should look at each lot separately.

Ms. Krimko did not feel the variance they were requesting to allow 12% lot coverage was detrimental when they were previously granted a variance for 16%. She also thought the coverage was similar to other property owners in the area and asked to carry the application so they could gather this information and present it to the Board. The Board agreed to carry the application and requested a written planning report so they could study it. The application is carried to December 10, 2013 and the applicant agreed to an extension of time to January 31, 2014.

NEW BUSINESS:

None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 10:25 p.m. and this was seconded by Mayor Fitzgerald 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 8, 2013 adopted by the Planning Board of the Township of Colts Neck at its meeting held on December 10, 2013.

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