

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MARCH 10, 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, Orgo, Crossan, Lutkewitte, Powell, Robinson (five minutes late), Singer-Fitzpatrick and Bartolomeo

Absent: Kostka and Leccese

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

APPROVAL OF MINUTES:

January 13, 2015 Minutes Approved:

OFFER: Crossan

SECOND: Orgo

AFFIRMATIVE: Corsi, Orgo, Crossan, Lutkewitte, Powell, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

February 10, 2015 Minutes Approved:

OFFER: Crossan

SECOND: Powell

AFFIRMATIVE: Orgo, Crossan, Lutkewitte, Powell, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

RESOLUTIONS:

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

Memorializing a resolution granting a ninety-day extension of time to the Minor Subdivision Approval with variances.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Lutkewitte

AFFIRMATIVE: Corsi, Orgo, Crossan, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

PB525B – Folio Art Glass – Block 48, Lot 44 – 273 Route 34

Memorialization of a Resolution granting a Deviation to Final Major Site Plan Approval with Variance to modify Special Conditions 4 and 5 of the Resolution dated December 9, 2003 to allow 9,068 s.f. of medical use and 6,930 s.f. for office/retail use in the B-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Crossan

SECOND: Powell

AFFIRMATIVE: Corsi, Orgo, Crossan, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

PB717 – Manor Homes @ Colts Neck – Block 22, Lots 11, 12, 13 & 14 – 302 Route 537

Application for Preliminary & Final Major Site Plan Approval to construct 48 courtyard units in the A6 Zone.

Fourteen new items were marked as exhibits – Two review letters from Township Engineer, site plans, storm water management plan, architectural plan, wastewater site plan, notice from EcoScience, review letter from Township Planner, Environmental Commission comments, Aquifer Test Report, site plan, colored landscape plan, Fire Marshall’s review and color site plan.

John Giunco, Esq. represented the applicant. Mr. Giunco told the Board the applicant completed the requested hydrology testing and has amended their plans to address all comments the Board had at the January meeting.

Andrew Cangiano, Engineer – sworn. Mr. Cangiano explained the new plans show the revisions that were requested. The landscape buffer along Route 537 has been adjusted so it does not go through the buildings. Some fencing has been added however they prefer not to completely fence the buffer

because of the visual effect. They have received Freehold Soil approval and are preparing a package for the Monmouth County Planning Board. There are six 100 watt lampposts that are proposed, one at each intersection for safety. It was confirmed that their NJPDES permit is valid until 2019 however the Wastewater Treatment permits expired in 2009 and they are in the process of renewing them. They agree to comply with all comments from the Township Engineer, Planner and Fire Marshall.

Paul Szmaida, Landscape Architect – sworn. Mr. Szmaida explained they propose to delineate the 300' buffer without a fence. They propose installing a bollard at each point and at least every 200' and to use groupings of trees where appropriate.

Thomas Dwyer, Geologist – sworn. Mr. Dwyer explained how two new wells were drilled and they were used in conjunction with two existing wells onsite to test the site. DEP standard analytic analysis techniques that are well established throughout the industry were used. By pumping 25 gallons per minute for 24 hours and then testing the drawdown it measured less than two feet which is a very small percentage. The Englishtown aquifer is very productive in this area; the average depth is 290' – 320'. Most of the wells surrounding this project are shallower and there is only one neighboring well that is in the Englishtown aquifer. Mr. Dwyer felt there was more than adequate supply of water to support this project with a minimal effect to surrounding properties. The 49th well will also be used for irrigation purposes; it is anticipated approximately 20' beyond the homes will be irrigated. The Board had concerns with the amount of water that would be used from that well and requested a meter be put on the well and submit quarterly reports to the Township Engineer for a two year period. The applicant agreed to this request.

Adam Stern, Engineer – sworn. Mr. Stern explained that although the treatment plant may be built and operational they will not start using it until they are generating 4,000 gallons per day. Prior to generating 4,000 gallons a day a temporary holding tank will be used to store wastewater and it will be hauled away by a licensed operator. There will be a diesel backup generator in case of a power failure which should last 24 hours prior to having to be refueled.

Robert Ring, Architect – sworn. Mr. Ring stated the architectural plans have been amended so that the entrance walls are now six feet in height and conform to the ordinance. He has added six dormers to the rear of the buildings facing Route 537 as requested by the Board.

Previously a well testing protocol was developed to ensure that this development does not adversely impact an adjoining property. The previous document list the Board of Health as the first recourse for an adjoining property owner. A new well testing protocol should be developed and the Board felt the Township Committee should be the first recourse.

Open to the public with no comments or questions.

The Board conditioned their approval on the applicant meeting all requirements in the Engineer, Planner and Fire Marshall's review letters, a fence will be placed only on retaining walls, a meter will be placed on the 49th well and quarterly reports will be submitted for at least the first two years, bond

for the wells will be increased to \$75,000, a new well testing protocol will be developed, the applicant will apply for Title 39 for the property and the Fire Department can have drills annually onsite.

Motion to Approve the Application:

OFFER: Crossan

SECOND: Fitzgerald

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

NEGATIVE: None

NEW BUSINESS:

None

ADMINISTRATIVE ITEMS:

None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Fitzgerald at 10:00 p.m. and this was seconded by Mr. Crossan 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 10, 2015 adopted by the Planning Board of the Township of Colts Neck at its meeting held on April 14, 2015.

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