

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
NOVEMBER 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, Kostka, Orgo, Leccese, Powell (5 minutes late), Robinson and Bartolomeo (10 minutes late)

Absent: Fitzgerald, Crossan, Lutkewitte and Singer-Fitzpatrick

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

APPROVAL OF MINUTES:

October 13, 2015 Minutes Approved:

OFFER: Kostka

SECOND: Leccese

AFFIRMATIVE: Kostka, Orgo and Leccese

NEGATIVE: None

RESOLUTIONS:

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.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Leccese

AFFIRMATIVE: Kostka and Leccese

NEGATIVE: None

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

Memorialization of Resolution granting Preliminary Major Subdivision Approval with Variances for a three lot residential subdivision in the A1 Zone.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Leccese

AFFIRMATIVE: Kostka, Orgo and Leccese

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD 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.

The Board did not have a quorum to vote on this application. Knowing Mr. Bartolomeo was in route they took a five minute recess to await his arrival.

Dante Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito reviewed the seven lot subdivision with the Board and confirmed the applicant will comply with all technical comments in the Engineer and Planner’s review letters. Two new items were marked – site plan depicting boring locations with handwritten revision and Site Report by Air, Land and Sea Report. Mr. Garito showed the locations where soil samples were taken. The samples showed high levels of arsenic and at the request of the professionals an LSRP was hired.

Zigurds John Zingis, Licensed Site Remediation Professional – sworn. Mr. Zingis stated he is an Environmental Science Site Remediation Professional authorized and allowed to approve and review sites and produce Response Action Outcome. He actually steps into the shoes of the DEP.

Mr. Zingis said he was contacted because the arsenic levels on this property exceed the acceptable standards. After conducting interviews with people familiar with the property and sampling additional boring sites it was concluded that lead and pesticides were not an issue and that the arsenic is naturally occurring. Therefore, the NJDEP will not require the site to be remediated. However, if the site was to be remediated there are three ways to remediate a naturally occurring situation such as this – strip the site and bring in new soil, blend the top 24” of the site to dilute the arsenic or by capping the site with a clay layer.

The Board was not given the report prior to the meeting and did not have a chance to thoroughly read it. They felt that more borings should be done to sample for arsenic at various depths and closer to high level boring sites taken by Two River Engineering. The Board further requested to receive these reports two weeks prior to the next hearing to give them time to review. Further the Board wanted to know how they planned on remediating the situation and notifying potential buyers.

Mr. Alfieri stated they would gladly accommodate the Board's requests and asked to carry the application to the December meeting and granted an extension of time to January 31, 2016.

Mr. Steib announced this application is carried to the December 8, 2015 meeting with no further notice.

NEW BUSINESS:

None

DISCUSSION:

Dave Kostka suggested the Board review their policy where if a member misses four meetings in a year they would not be eligible to be the Chairman or Vice Chairman. Mr. Kostka explained a member may have a year where they have to travel a lot or have some other personal matters that make it difficult to attend meetings, the Board may want to consider looking at a two year attendance history.

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Kostka at 8:45 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 November 10, 2015 adopted by the Planning Board of the Township of Colts Neck at its meeting held on December 8, 2015.

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