

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
MAY 12, 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, Fitzgerald, Orgo, Crossan, Leccese, Lutkewitte, Powell, Robinson and Bartolomeo

Absent: Singer-Fitzpatrick

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

**APPROVAL OF MINUTES:**

April 14, 2015 Minutes Approved:

OFFER: Lutkewitte

SECOND: Robinson

AFFIRMATIVE: Corsi, Kostka, Fitzgerald, Crossan, Leccese, Lutkewitte, Robinson and Bartolomeo

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

None

**OLD BUSINESS:**

None

**NEW 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. Powell recused himself from the application. Salvatore Alfieri, Esq. represented the applicant. Twenty two items were marked as exhibits – application, subdivision plan, survey, two Environmental Commission review letters, two Board of Health review letters, two Shade Tree Commission review letters, two Fire Marshall review letters, two Architectural Review Committee review letters, three review letters from Township Engineer, two review letters from Township Planner, Existing Conditions Map mounted, color landscape plan mounted, six color photos mounted and color dimension plan mounted.

Mr. Alfieri stated the name on the application is incorrect, it will be amended to Shady Rest Farms. A.J. Garito, Engineer – sworn. Mr. Garito stated this is a 13 acre parcel with one dwelling and five barns and structures. The Minebrook and a steep slope exists along the property’s northern and western boundaries. They have applied for a Letter of Interpretation and Flood Hazard Permit but have not received a response as of yet. They are proposing a three lot subdivision with a cul-de-sac and a detention/retention basin which will greatly improve the water quality draining into the brook. Currently there are several structures on top of the stream bank that will be removed.

The Board wanted to see a conforming subdivision in order to weigh the detriment of granting variances. Mr. Garito stated due to the riparian buffer regulations he could not design a two lot subdivision without requiring some type of variance. Some Board members felt this was not a hardship when these new Stormwater regulations were in effect when the current owner purchased this property. The Environmental Commission is very concerned with the effect this development would have on the quality of water and felt no action should be taken until a response is received from the DEP.

Open to the public with no comments. The Board felt they wanted to see a concept plan showing a two lot subdivision that required less variances in order to weigh the two plans and decide which is the better planning option. The Board also wanted to wait until the applicant received a response from the DEP before moving forward with this plan so that they would know what the DEP would allow.

The applicant asked to carry this application to the June meeting and if they have not had a response from DEP will ask to carry the application to July. The applicant also requested an extension of time to July 31, 2015. Mr. Steib, Esq. announced this application is carried to June 9, 2015 with no further notice.

**PB718 – St. Mary’s Church – Block 19, Lot 18 – One Phalanx Road**

Application for Minor Site Plan Approval and Conditional Use Permit to open a 55 children childcare facility and remove and reconstruct the rectory in the AG Zone.

Chairman Corsi, Vice Chairman Kostka, Mayor Fitzgerald and members Leccese, Lutkewitte, Powell, Robinson and Bartolomeo all recused themselves from this application. Mr. Corsi thanked three members from the Zoning Board – Bruce Bennett, Ed Sobieski and Tom Sullivan for their participation to make a quorum. The meeting was turned over to Brook Crossan.

Roll Call indicated:

Present: Orgo, Crossan, Bennett, Sobieski and Sullivan

Salvatore Alfieri, Esq. represented the applicant. Twenty items were marked as exhibits – application, Minor Site Plan, floor plans, As-Built drawing of church, Parish House drawing, Township Engineer’s review letter, two review letters from the Township Planner, Environmental Commission’s review, Board of Health comments, Architectural Review Committee’s comments, Fire Marshall’s comments, mounted existing conditions map, color mounted architectural plans, mounted floor plans of proposed school, color mounted site plan, filed amendment for Future Generations, State nonprofit form of Future Generations and mission statement of Future Generations.

Mr. Alfieri stated the name of the application is incorrect on the proof of service and it will be amended. Mr. Steib stated that according to our ordinance a childcare facility is a conditional use; however the applicant first had to establish that Future Generations was affiliated with the church so that the Board would have jurisdiction.

Father Jeffrey Lee, Pastor and Corporate Secretary/Treasurer – sworn. Father Lee explained since his arrival in 2013 he found there was a desire for Catholic based childcare among the members. He looked for a 501(c)3 to run a school that would incorporate a Catholic program which would include prayers, song and join in daily worship at the church. Father Lee said he found Future Generations however there was nothing in place as of yet regarding financial payment. The space that they want to convert to the school is currently used for CCD and meetings.

Lynett Galante, Trustee of Future Generations – sworn. Ms. Galante stated they are a 501(c)3 non-profit organization whose mission statement is to provide high quality, loving childcare and education to families in a secure and happy environment. They are planning on having children 2 ½ years to 6 years in age but they will not be offering kindergarten. Ms. Galante feels that offering the religious component to their program fits in nicely. Representatives from the State licensing came out as a courtesy visit and said the site could be used although they will have to create a fire door and some changes must be made to the windows to bring the structure to an Educational Classification according to the International Building Code. No food would be provided, there will be a refrigerator that can be used for the children to bring their own and store.

Open to the public with no comments in reference to whether Future Generations is an affiliate of the church.

Motion Future Generations is an Affiliate:

OFFER: Sobieski

SECOND: Crossan

AFFIRMATIVE: Crossan, Bennett and Sobieski

NEGATIVE: Orgo and Sullivan

The Planning Board now has jurisdiction to hear the application. A.J. Garito, Engineer – sworn. Mr. Garito stated they plan to have a fenced play area with a five foot fence that will access a new door that will be installed. They are limited by the State to 55 children by the square footage of their area.

Open to the public. Susan Baker, Fox Hedge – sworn. Ms. Baker said she has been a member of St. Mary's since 1974 and is thrilled. There is a large space that is being underutilized and it is wonderful it will be used for good. Her understanding that Future Generations would be doing work (ie. cutting grass, etc.) in lieu of payment she thought was great. Ken Sweeney, Route 34 – sworn. Mr. Sweeney lives across from the church where a no left turn sign was installed, however people are always turning and with more traffic he is very concerned – something needs to be done.

Father Lee explained the current rectory was built in the 1970's and because of poor maintenance it is filled with five different types of mold. It is cost prohibitive to fix it and more prudent to demolish he rectory and build a new structure. The idea is to also remove the two existing garages and include a storage area in the rectory.

The Board also discussed the directional sign that had been installed without approval. The Board felt it served a functional purpose and was setback very far from the road.

Open to the public with no comments. The Health Officer advised the applicant should get a determination from the DEP as to whether a Treatment Works Approval is required. The Board conditioned their approval on receiving a determination from NJDEP and if required, obtaining that approval prior to construction. The applicant requested the application be phased so that if DEP did require something it would not hold up construction of the rectory. It was agreed that Phase 1 would include the school and play area and Phase 2 would be the rectory and driveway relocation. The applicant must also submit a landscaping plan to be approved by T & M.

Motion to Approve the Application:

OFFER: Orgo

SECOND: Sullivan

AFFIRMATIVE: Orgo, Crossan, Bennett, Sobieski and Sullivan

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

None

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Orgo at 10:25 p.m. and this was seconded by Mr. Sullivan 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 May 12, 2015 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 9, 2015.

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