

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
APRIL 12, 2011 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 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: Kostka, Robinson, Schatzle, Engel, Corsi (10 minutes late), Hennessy, Malinowski, Orgo and Powell

Absent: Crossan and Singer-Fitzpatrick

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

Approval of Minutes:

February 8, 2011 Minutes Approved:

OFFER: Orgo

SECOND: Robinson

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engel, Hennessy, Orgo and Powell

NEGATIVE: None

It was announced that application PB694, Sebolt will not be heard this evening. The application will be carried to the May 10, 2011 meeting with no further notice.

RESOLUTIONS:

PB693 – Reflections at Colts Neck – Block 46, Lot 17.04 – 3 Meridian Circle

Memorialization of Resolution granting Minor Site Plan Waiver to install a 4,000 gallon sludge tank and a 4,000 gallon supernatant recycling tank for backwash generated from the potable water treatment system.

Motion to Approve the Resolution:

OFFER: Orgo

SECOND: Hennessy

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engel, Hennessy, Orgo and Powell

NEGATIVE: None

PB692 – Trump National Golf Club – Phase II – Block 46, Lot 1.52 – One Trump National Blvd.

Memorialization of Resolution granting Preliminary and Final Major Site Plan Approval with variances to install a new 76 seat outdoor patio/restaurant in the AG Zone.

Motion to Approve the Resolution:

OFFER: Robinson

SECOND: Hennessy

AFFIRMATIVE: Kostka, Robinson, Hennessy and Powell

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Monmouth County Park System – Block 43, Lot 10 – Hominy Hill Road

Capital Project Review – Hominy Hill Golf Course Equipment Washdown Facility

Heng Chin from the Monmouth County Park System explained the County plans on installing an equipment washdown facility at the Hominy Hill Golf Course. The wash area will be a 25' x 30' concrete pad fitted with the washwater recycling system. A sump pump is located in the center of the wash pad where it collects the wash water and pumps it to the premanufactured washwater unit. The system first separates grass and other solids from the water. A second biological treatment area converts organic contaminants into carbon dioxide and water. The treated water is then recycled for future washings. The system is located approximately 100' from the 50' buffer line of the wetlands.

The Board thought this a responsible thing to do and complemented the Park System for doing this.

Review Ordinance 2011-3 regarding proposed rezoning

Mr. Anfuso explained to the Board this is an ordinance review for consistency with the Master Plan. This ordinance is to rezone an area in the southeast corner of town from A-1 (two acre zoning) to A-5 (five acre zoning) which affects eight parcels. It also rezones an area further south from A-1 (two acre zoning) to AG (ten acre zoning) which affects five parcels. The Master Plan Re-Examination Report that the Board adopted last year specifically picked these two areas to be rezoned. Therefore it is consistent and advances the Master Plan.

Although a comment was made that it was not fair to the property owners, the Board agreed it was consistent with the Master Plan.

Motion that the:

OFFER: Hennessy

SECOND: Robinson

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engle, Hennessy, Malinowski, and Powell

NEGATIVE: Orgo

OLD BUSINESS:

PB687 – Red Fox Investments, LLC – Block 50, Lots 4 & 5 – Hockhockson Road

Application for Minor Subdivision approval with variances to adjust the common lot line between two existing lots in the AG Zone.

Mr. Orgo and Mr. Schatzle recused themselves from the application. Thirteen new items were marked as exhibits – survey, general permit, minor subdivision plat, title commitments, Planner’s review letter, letter from John Giunco dated March 10, 2011, NJDEP letter dated March 4, 2011, Landscape Architect comments, Board of Health comments, Fire Prevention Bureau’s comments, Environmental Commission’s comments, Engineer’s review and minor subdivision plat.

Vincent DiSomone, Esq. represented the applicant. Mr. DiSomone told the Board they have tried to address all of their concerns and comments from the February meeting. There is now an even one-to-one transfer of land, the wetlands determination has been received, the easement description has been provided, they have applied for a Flood Hazard permit and they have submitted revised plans moving the garage if the Board requires.

Brian DeCina, Engineer – sworn. Mr. DeCina showed the revised plan and noted that although they are adjusting the lot line, both properties will stay the same size as requested by the Board. Although the applicant would prefer to leave the garage where it is, the plans show it moved as requested. When asked about the current DEP violations on Lot 4, Mr. Giunco stated once certain contingencies were met by the current property owner the applicant will cure the violations.

Open to the public. Ken Pape, Esq. representing Patricia Eastman. Mr. Pape said the applicant has been in contact with his office and they have shared all of the submissions. The applicant has met all of Ms. Eastman’s concerns.

Motion to Approve the Application:

OFFER: Robinson

SECOND: Engel

AFFIRMATIVE: Kostka, Robinson, Engel, Corsi, Hennessy and Powell

NEGATIVE: None

NEW BUSINESS:

PB659A – Giuffre – Block 51, Lot 2.30 – 17 Squan Song Lane

Application for a Deviation to the Minor Site Plan approval with variances to permit a total lot coverage of 22.4% where 15% is the maximum permitted and 20.3% was previously approved.

Twelve items were marked as exhibits – application, memo from Mike Steib, Esq., Environmental Commission comments, Fire Marshall’s comments, Board of Health comments, Engineer’s review, Planner’s review, Architectural Review Commission’s comments, Landscape Architect’s review, plan from Two River Engineering, plan from Charles Rush and mounted color deviation plan.

A.J. Garito, Engineer – sworn. Mr. Garito explained that as part of a previous application the applicant was granted a variance to allow 20.3% total lot coverage by removing portions of the existing

driveway. They are in front of the Board with an alternative plan to reduce the lot coverage. They are proposing to double the amount of concrete that must be removed to 5,866 s.f. and replace the concrete with grasscrete pavers. There would be 6” of stone with 2” of sand on top and then the pavers will be placed on top. The applicant would like to keep the entrance of the driveway as it is and the portions by the garage he proposes to rip out the concrete pavers and replace with grasscrete pavers. They feel there will not be any problem with drainage because as part of the previous application an extensive drainage system was installed around the property which feeds into a pond. The property is meticulously kept and the paver area will be as well. There is a specific type of paver the applicant is proposing to use where water can recharge. When questioned about the specifications the applicant said they would get the information prior to the next meeting.

Open to the public with no comment. Mr. Steib, Esq. cautioned the Board that if they were inclined to approve the application they should approve it based on the specific property and not by making a determination on the impervious calculations for pavers.

The applicant requested the application be carried to the May meeting so they can gather the information requested. This application is carried to the May 10, 2011 meeting with no further notice.

PB694 – Sebolt – Block 7.30, Lot 6 – 17 Windsor Place

Application for Minor Subdivision approval with variances to create two residential lots in the A-1 Zone.

A letter was received from the applicant’s attorney requesting this application be carried to the May meeting. This application is carried to the May 10, 2011 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Robinson at 9:30 p.m. and this was seconded by Mr. Hennessy 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 April 12, 2011 adopted by the Planning Board of the Township of Colts Neck at its meeting held on May 10, 2011.

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