

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JUNE 14, 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, Engel, Corsi, Crossan (five minutes late), Hennessy, Malinowski, Orgo

Absent: Schatzle, Powell and Singer-Fitzpatrick

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

Approval of Minutes:

May 10, 2011 Minutes Approved:

OFFER: Orgo

SECOND: Robinson

AFFIRMATIVE: Kostka, Robinson, Engel, Corsi, Hennessy, Malinowski and Orgo

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution granting Minor Subdivision approval with variances to create two residential lots in the A-1 Zone.

Motion to Approve the Resolution:

OFFER: Malinowski

SECOND: Orgo

AFFIRMATIVE: Kostka, Robinson, Engel, Corsi, Hennessy, Malinowski and Orgo

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD 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 22.19% where 15% is the maximum permitted and 20.3% was previously approved.

A letter was received from the applicant's attorney requesting the application be carried to the July meeting and gave an extension of time to August 9, 2011. The Chairman noted this is the second month in a row the applicant has asked to carry the application. Mr. Kostka asked Mr. Anfuso to send a letter to the applicant on behalf of the Board stating if they did not pursue the application in July the Board would dismiss the application without prejudice. This application is carried to the July 12, 2011 meeting with no further notice.

NEW BUSINESS:

PB696 – St. Mary's Solar Farm/Phalanx Association – Block 19, Lot 18 – Phalanx Road

Application for Minor Site Plan approval to install ground mounted solar panels in the AG Zone.

Many of the Planning Board members are also members of St. Mary's and must recuse themselves from the application. Board members from the Zoning Board of Adjustment have to be brought in to make a quorum, however not all were available to make this meeting. This application is carried to the July 12, 2011 meeting with no further notice.

PB690 – Huddy's Inn – Block 48, Lot 19 – 20 Route 537 East

Application for a Deviation to Preliminary and Final Major Site Plan approval to retain an additional 2,365 s.f. of the Atlantic School for retail/office use as well as to modify the external appearance and footprint of Huddy's Inn Restaurant in the B-1 Zone.

There was a question as to whether the Planning Board or Zoning Board had jurisdiction over this application as originally submitted. The applicant chose to amend the plans eliminating a Use Variance so the Planning Board clearly had jurisdiction, however these plans were not submitted ten days prior to the hearing date as required. Mr. Steib also did not feel the notice was sufficient. This application is rescheduled for the July 12, 2011 meeting and will renote all property owners within 200'.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 8:15 p.m. and this was seconded by Mr. Orgo 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 June 14, 2011 adopted by the Planning Board of the Township of Colts Neck at its meeting held on July 12, 2011.

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