

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
FEBRUARY 11, 2014 MINUTES**

Mr. Crossan 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: Crossan, Corsi, Fitzgerald, Orgo (10 minutes late), Kostka, Leccese, Lutkewitte, Powell, Robinson, Singer-Fitzpatrick and Bartolomeo

Absent: None

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

Approval of Minutes:

January 14, 2014 Minutes Approved:

OFFER: Corsi

SECOND: Lutkewitte

AFFIRMATIVE: Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese and Singer-Fitzpatrick

NEGATIVE: None

RESOLUTIONS:

PB712 – Coppede – Block 31, Lots 1.25 & 1.30 – 5 Concord Court

Memorialization of Resolution denying a request that the application be deemed complete for review without submitting a Wetland Delineation Report.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Kostka

AFFIRMATIVE: Crossan, Corsi, Kostka, Leccese Lutkewitte, Powell, Robinson and Singer-Fitzpatrick

NEGATIVE: None

ADMINISTRATIVE ITEMS:

PB708 - Colts Neck Business Park – Block 48, Lot 8 – 281 Route 34

Request for a second 6 month extension of time to the Minor Subdivision with Variance Approval for a two lot subdivision in the B-1 Zone. The extension will begin on February 28, 2014 and expire on August 28, 2014.

Dante Alfieri, Esq. represented the applicant. Mr. Alfieri stated that a condition of their approval was to have all taxes paid to date. Due to the passing of one of the owners they need an additional two months before the finances will be available however they are requesting a six month extension. Mr. Anfuso reminded the applicant there are other conditions of approval that have not been completed as of yet and Mr. Alfieri assured all will be complete by August 28, 2014.

Motion to Approve the Extension of Time:

OFFER: Kostka

SECOND: Lutkewitte

AFFIRMATIVE: Crossan, Corsi, Fitzgerald, Kostka, Leccese, Lutkewitte, Powell, Robinson and Singer-Fitzpatrick

NEGATIVE: None

Application #617 – Manor Homes @ Colts Neck – Block 22, Lots 11, 12, 13 & 14 – Route 537

Request for an Informal Review of a 48 unit condominium development in the A-6 Zone.

John Giunco, Esq. represented the applicant. Mr. Anfuso, Township Planner, clarified the approval for this project back in 2006 was the result of a Builders Remedy Litigation Settlement Agreement. Although the applicant originally wanted to build approximately 200 homes, the settlement allowed the property to be rezoned to allow 48 courtyard units. The applicant perfected the approval, posted bonds, installed site work and then the project came to a halt. The original LOI depicted a 150' buffer which has now expired and the applicant is required to comply with the new 300' buffer that affects five out of the twelve buildings. At the time of the settlement the applicant realized the 300' buffer rule would soon be in effect and submitted an alternate plan that is referenced in the Settlement Agreement.

A.J. Garito, Engineer showed a proposal for a similar layout with two unit buildings instead of the original four. Sam Gershwin, Westminster Realty, showed a floor plan of the downsized homes that are approximately 3,000 to 3,400 s.f. in size. Mr. Gershwin stated he was not aware of the alternate plan; once he was shown the plan he said he did not think it would work with the new 300' buffer line.

Since the concept and application were approved as a result of lengthy negotiations, the Chairman felt there should be a discussion with the Mayor regarding the procedure this applicant should follow to deviate from the approval. Mr. Giunco was informed that someone from the Township would be in contact with him to advise how he should proceed.

OLD BUSINESS:

None

NEW BUSINESS:

Application PB674A – McMahon – Block 7.02, Lots 34.01 & 34.13 – Clover Hill Road

Application for Final Major Subdivision Approval for a ten lot subdivision consisting of eight market rate on-site lots and two off-site affordable lots in the A-1 Zone.

Dante Alfieri, Esq. represented the applicant, A.J. Garito, Engineer – sworn. Eleven items were marked as exhibits – application, survey, final plat, LOI, Health Officer’s comments, Architectural Review Committee’s comments, Landscape Architect’s review, Fire Marshall’s comments, Engineer’s review, Planner’s review and a photoboard with Preliminary and Final Plan.

This application received preliminary approval on May 14, 2009. It has always been Mr. McMahon’s intention not to develop this property until he was forced due to time restrictions. They have two offsite COAH properties that they are in the process of purchasing and one under attorney review to fulfill their obligation; however they are requesting this requirement be extended until the recording of the Final Plat. The property is currently a working horse farm and they are also requesting the removal of the apartment above the barn be extended to the filing of the Final Plat as well.

Open to the public with no comments. The Board felt the application for final was the same as preliminary approval and agreed with the Environmental Commission that a new LOI was not required. The Board also agreed the purchase of the offsite COAH homes and the removal of the apartment could be delayed until the recording the Final Plat. The applicant must also fulfill all items in the Engineer and Planner’s review letters.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Corsi

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese, Lutkewitte and Robinson

NEGATIVE: None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Kostka at 8:45 p.m. and this was seconded by Mr. Robinson 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 February 11, 2014 adopted by the Planning Board of the Township of Colts Neck at its meeting held on March 11, 2014.

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