

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MAY 10, 2016 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 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, Orgo, Corsi, Crossan (15 minutes late), Leccese, Singer-Fitzpatrick and D’Eletto

Absent: Fitzgerald, Lutkewitte and Powell

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

APPROVAL OF MINUTES:

March 8, 2016 Minutes Approved:

OFFER: Robinson

SECOND: Leccese

AFFIRMATIVE: Robinson, Corsi, Leccese, Singer-Fitzpatrick and D’Eletto

NEGATIVE: None

April 12, 2016 Minutes Approved:

OFFER: Robinson

SECOND: Orgo

AFFIRMATIVE: Kostka, Robinson, Orgo and D’Eletto

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

PB719A – Amboy Road Associates – Block 39, Lot 11.01 – Route 537 & Lakeside Avenue
Application for Final Major Subdivision Approval for a seven lot subdivision with one off-site affordable housing unit following the Growth Share provision of the A-1 Zone.

Dante Alfieri, Esq. represented the applicant. Ten items were marked as exhibits – application, survey, final plat, subdivision plans, Engineer’s review, Preliminary Assessment Environmental Report, Planner’s report, Fire Marshall’s review, Board of Health comments and color rendering of the final plat.

A.J. Garito, Engineer – sworn. Mr. Garito explained this is the exact same subdivision the Board approved for Preliminary. It was determined that the arsenic was naturally occurring therefore no remediation is required. The RAO was received this afternoon, the report was submitted to the DEP and they are awaiting a response.

Mr. Crossan arrived.

Mr. Alfieri stated they are requesting to identify the affordable housing unit after the 4th C.O. is issued and they are also requesting that all structures not have to be demolished prior to the recording of the final plat. There was concern that if the structures remained and the homes not built, it would be an enforcement issue to get the structures removed. The Condition of Preliminary Approval states the applicant must identify the affordable housing unit as part of the Final Approval application. The Board understood the applicant wanted to build and sell some of the homes to have a cash flow and felt it would be reasonable prior to the 3rd C.O. being issued. The Board clarified with the applicant that delivering the affordable housing unit meant the unit was purchased and ready to be inhabited by an income qualified applicant.

Open to the public with no comment.

The Board conditioned their approval on the applicant delivering the affordable housing unit prior to the 3rd C.O. being issued, all structures being demolished prior to the final plat being filed and the RAO needed to receive unrestricted NJDEP audit approval prior to the plat being filed.
Motion to Approve the Application:

OFFER: Corsi
SECOND: Leccese
AFFIRMATIVE: Kostka, Robinson, Orgo, Corsi, Leccese, Singer-Fitzpatrick and D'Eletto
NEGATIVE: None

PB720 – John Kling – Block 7.30, Lot 3.16 & 3.17 – 30 Paddock Lane

Application for Sketch Plat Review of two lot Major Subdivision in the A-5 Zone.

Dante Alfieri, Esq. represented the applicant and explained they were here to get feedback from the Board prior to filing an application. Ten items were marked as exhibits – application, sketch plat, Planner's review letter, Engineer's review letter, Environmental Commission's comments, Health Officer's comments, Resolution for PB596 dated July 8, 2003, aerial photo of Paddock Lane, letter from Carol McGraw (31 Paddock Lane) and a color rendering of the Sketch Plat.

A.J. Garito, Engineer – sworn. Mr. Garito explained there was a different owner in 2003 that came in front of this Board seeking to subdivide this 12 acre parcel into two lots - a seven and five acre lot. This application was denied. In 2005 the applicant came back to the Board and requested the subdivision by vacating the bulb and extending the cul-de-sac, this was approved. All structures were to be removed and a new house was going to be built. The map was filed creating the two lots but nothing else was done. The property has since become abandoned and Mr. Kling purchased the property at Sheriff Sale.

Mr. Kling would like to reconfigure the subdivision to enable the barn to remain. It would be his preference as well as the neighbor on the other side of the cul-de-sac bulb (Ms. McGraw) not to extend the road.

Open to the public. Frank Vento, 26 Paddock Lane – sworn. Mr. Vento's property abuts the applicant's property and stated that a new cul-de-sac is detrimental. The property is currently in disarray and he has been maintaining the property along the road and his property. He is very happy Mr. Kling will be developing the property however he was against the extension of the cul-de-sac in 2005 and he still is against it.

John Kling, property owner – sworn. Mr. Kling stated the barn is a 6,000 s.f. finished barn that has been abandoned. It will need some work to fix it up but he felt it was worth about \$500,000 and he would like to use it for something, he was not quite sure what. It is his feeling that by extending the cul-de-sac it will change the whole look of the neighborhood.

Some of the Board members felt this is the same application that was denied back in 2003 and that if they returned as a full application they wanted to see a significant difference to the application.

DISCUSSION:

PLANNING BOARD OF ADJUSTMENT RULES & REGULATIONS

Mr. Steib, Esq. prepared Rules and Regulations in accordance with requirements of the Municipal Land Use Law N.J.S.A. 40:55D-1 et. seq. The Board reviewed and adopted these regulations.

Motion to Adopt the Rules and Regulations:

OFFER: Robinson

SECOND: Corsi

AFFIRMATIVE: Kostka, Robinson, Orgo, Corsi, Crossan, Leccese, Singer-Fitzpatrick and
D'Eletto

NEGATIVE: None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Leccese at 8:45 p.m. and this was seconded by Mr. Crossan 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 10, 2016 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 14, 2016.

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