

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
JANUARY 10, 2012 MINUTES**

The Chairman 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, Orgo, Corsi, Crossan, Hennessy, Malinowski, Powell, singer-Fitzpatrick  
Absent: Lutkewitte  
Also Present: Timothy Anfusio, P.P., Glenn Gerken, P.E., Julie McGowan, C.L.A., Mike Steib, Esq., and Ruth Leininger

Mr. Steib, Esq. said there were several new appointments for the Planning Board. All members have been sworn in and signed their oath of office.

Mr. Malinowski stated the Board has been rotating the officers by seniority. Mr. Robinson is next in line to be Chairman and Mr. Powell for Vice-Chairman. There were no other nominations from the floor. Mr. Malinowski made a motion to close nominations and this was seconded by Mr. Kosta and unanimously carried.

Motion to approve John Robinson as Chairman:

OFFER: Powell  
SECOND: Corsi  
PRESENT: Robinson, Powell, Engel, Orgo, Corsi, Crossan, Hennessy, Kostka and Malinowski  
NEGATIVE: None

Motion to approve Joe Powell as Vice Chairman:

OFFER: Malinowski  
SECOND: Kostka  
PRESENT: Robinson, Powell, Engel, Orgo, Corsi, Crossan, Hennessy, Kostka and Malinowski  
NEGATIVE: None

Motion to approve Ruth Leininger as Secretary:

OFFER: Malinowski  
SECOND: Kostka  
PPRESENT: Robinson, Powell, Engel, Orgo, Corsi, Crossan, Hennessy, Kostka and Malinowski  
NEGATIVE: None

The Board reviewed the meeting dates for 2012:

February 14, 2012	August 14, 2012
March 13, 2012	September 11, 2012
April 10, 2012	October 9, 2012
May 8, 2012	November 13, 2012
June 12, 2012	December 11, 2012
July 10, 2012	

Motion to approve 2012 Meeting Dates:

OFFER: Malinowski

SECOND: Kostka

PRESENT: Robinson, Powell, Engel, Orgo, Corsi, Crossan, Hennessy, Kostka and Malinowski

NEGATIVE: None

Mr. Kostka said it was a pleasure to serve as chairman and told the professionals it was a pleasure working with them and turned the meeting over to Mr. Robinson. Mr. Robinson thanked Mr. Kostka for a job well done as Chairman last year.

Mr. Robinson made the following appointments:

Street Coordinator: Thomas Hennessy

Long Range Planning Committee: Robinson, Kostka and Crossan

Affordable Housing Subcommittee: Malinowski, Corsi and Powell

Motion to appoint Township Engineer: Glenn Gerken, P.E.

OFFER: Kostka

SECOND: Malinowski

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

NEGATIVE: None

Motion to appoint Planning Board Attorney: Michael B. Steib, Esq.

OFFER: Malinowski

SECOND: Corsi

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

NEGATIVE: None

Motion to appoint Landscape Architect: Julie McGowan

OFFER: Malinowski

SECOND: Kostka

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

NEGATIVE: None

**Approval of Minutes:**

December 13, 2011 Minutes Approved:

OFFER: Kostka

SECOND: Powell

AFFIRMATIVE: Robinson, Powell, Engel, Orgo, Corsi, Hennessy, Kostka and Singer-Fitzpatrick

NEGATIVE: None

**RESOLUTIONS:**

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

Memorialization of Resolution granting a one year extension of time to the approved Minor Subdivision. The extension will commence November 16, 2011 and it will expire November 16, 2012.

Motion to Approve the Resolution:

OFFER: Kostka

SECOND: Powell

AFFIRMATIVE: Robinson, Powell, Engel, Corsi, Hennessy, Kostka and Singer-Fitzpatrick

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

None

**OLD BUSINESS:**

**PB688 – Overbrook Farm Estates – Block 50, Lots 4, 17 & 23 – Hockhockson Road**

Application for Preliminary Major Subdivision approval with variance for a 27 lot subdivision consisting of 12 lot size averaging lots, 14 farmettes and one lot for a 10 resident group home.

This application was scheduled last month however there was an issue where the State Planning Commission was not noticed. They have now been noticed and the application can be heard.

Thirty five items were marked as exhibits – Preliminary Plan, final plat, two surveys, Stream Encroachment Permit, three Engineer's Report, Preliminary Dimension Plan, Stormwater Management Plan, Flood Hazard Report, two Freshwater Wetland Modification Permits, two Planner's Reports, application, three Fire Prevention Bureau comments, two Board of Health comments, Architectural Review comments, two Environmental Commission Reports, three Landscape Architect's comments, overall aerial image, rendered landscape plan, alternate layout Overland Drive, alternate layout Wagon Wheel Drive, enlarged presentation plan, elevation presentation plan, floor plan and site plan.

Tom Orgo recused himself from this application. Mr. Ken Pape, Esq. addressed the Board. Mr. Pape represents Patricia Eastman who back in October objected to this application. The applicant has

substantially revised the plans and addressed all of his clients concerns. They feel the application is well designed and fully endorse the affordable housing aspect. All objections are withdrawn.

Brian Decina, P.E. and A.J. Garito, P.E. - both sworn. Mr. Decina explained the 227 acre parcel is currently an active horse farm that is mostly cleared. There are two brooks on the property with some associated wetlands. The applicant has recently acquired additional property to permit access onto the site. The site was designed so that no variances are required except for providing a ten unit affordable housing group home where seven is the maximum. This revised plans calls for the removal of approximately 160 trees and the addition of approximately 560 trees.

Although the plan shows two conforming cul-de-sacs the applicant feels it is a better planning alternative to reduce the length of the bulbs. This would be less impervious coverage and less road for the town to maintain, however it does require a lot frontage variance. The Fire Marshall requested a standpipe and the applicant will provide one. Mr. Decina is awaiting a call back from the Fire Marshall so they can meet and get exact specifications for what is required and agree on a location for the standpipe.

A bridge will be constructed to access the site and the Board questioned who will maintain it. Mr. Anfuso stated the town was not interested in accepting it and suggested the applicant reach out to the County since they maintain all of the current bridges in Colts Neck. The Board requested the applicant build the bridge to the county specifications in anticipation of their acceptance of the bridge.

Mr. Garito explained they are meeting the criteria of the ordinance for this subdivision however they are restricted by wetlands. The design of the site is mostly dictated by the wetlands. There is seasonal high water on some lots but overall the site is balanced and not much fill is required. There will not be any import or export of fill.

Mike Scro, Architect and Tom Toronto both sworn. Mr. Toronto explained he is a nonprofit developer working with a sponsor, New Horizons in Autism. The group home proposed is for young adults over 21 with autism to live in a group setting. There will be individual apartments consisting of a bedroom, bathroom and open area. There is also an open area for gathering and a kitchen area for a family component. There will be eight full time staff members, six working during the day and two overnight; staff will not live at the home. No residents will drive so transportation will be provided by minivans. A property manager will maintain the site.

Andrew Janiw, Planner – sworn. Mr. Janiw maintained this is an inherently beneficial project. The ordinance requires a project of this size provide eight affordable homes. This group home will house ten adults and will be less intense.

Open to the public. Vince Domidion, Revolutionary Road – sworn. Mr. Domidion questioned the architect regarding the sustainable technology that will be used. Mr. Scro stated the plans showed options the sponsor could choose but it would be up to them. Mr. Domidion requested a detailed list of tree species that the applicant wanted to remove.

The Board was concerned with how the overall development will be built. If dirt is being moved through the site to balance it out where would the dirt be stockpiled? The Board also discussed how they would like the conservation easements delineated and felt a combination of fencing and markers would be appropriate.

The Board felt the applicant should resolve some issues and return next month. The application is carried to the February 14, 2012 meeting with no further notice.

**PB700 – Matzel – Block 39, Lot 6.02 – 105 Galloping Hill Road**

Application for Preliminary and Final Major Subdivision with Variances for a three lot subdivision consisting of 2 lot size averaging lots and 1 farmette in the AG Zone.

Correspondence was received from the applicant stating they did not notice for this meeting. The applicant will notice for the February 14, 2012 meeting.

**NEW BUSINESS:**

None

**DISCUSSION:**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Hennessy at 11:00 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 January 10, 2012 adopted by the Planning Board of the Township of Colts Neck at its meeting held on February 14, 2012.

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