

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JANUARY 8, 2013 MINUTES**

Mr. Powell called the meeting to order by reading the following statement: “As Vice-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: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese and Singer-Fitzpatrick

Absent: Lutkewitte and Robinson

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 newly appointed members have been sworn in and signed their oath of office.

Mr. Kostka stated the Board has a procedure in place to rotate the Chairman and Vice-Chairman. Mr. Powell is next in line to be Chairman and Mr. Crossan for Vice-Chairman. There were no other nominations from the floor. Mr. Kostka made a motion to close nominations and this was seconded by Mr. Crossan and unanimously carried.

Motion to approve the slate:

OFFER: Kostka

SECOND: Corsi

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

NEGATIVE: None

Motion to approve Ruth Leininger as Secretary:

OFFER: Powell

SECOND: Crossan

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

NEGATIVE: None

The Board reviewed the meeting dates for 2013:

February 12, 2013

March 12, 2013

April 9, 2013

May 14, 2013

June 11, 2013

July 9, 2013

August 13, 2013

September 10, 2013

October 8, 2013

November 12, 2013

December 10, 2013

Motion to approve 2013 Meeting Dates:

OFFER: Kostka

SECOND: Crossan

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

NEGATIVE: None

Mr. Kostka informed the Board that Mr. Robinson was away on business and could not attend the meeting tonight but he wanted to thank Mr. Robinson for a job well done as Chairman last year.

Mr. Powell made the following appointments:

Street Coordinator: Lisa Singer-Fitzpatrick

Long Range Planning Committee: Crossan, Kostka and Robinson

Affordable Housing Subcommittee: Corsi, Lutkewitte and Powell

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

OFFER: Crossan

SECOND: Kostka

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

NEGATIVE: None

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

OFFER: Crossan

SECOND: Kostka

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

NEGATIVE: None

Motion to appoint Landscape Architect: Julie McGowan

OFFER: Crossan

SECOND: Kostka

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

NEGATIVE: None

Approval of Minutes:

Ms. McGowan noted the minutes reflected she was absent however she was in attendance.

November 13, 2012 Minutes Approved As Amended:

OFFER: Kostka

SECOND: Powell

AFFIRMATIVE: Powell, Crossan, Orgo, Kostka and Singer-Fitzpatrick

NEGATIVE: None

There was only one eligible member to vote on the December 11, 2012 meeting minutes, therefore it was carried to the February 2013 meeting for approval.

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

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

Request for a one year extension of time for the approved Minor Subdivision that expired on November 15, 2012

John Giunco, Esq. addressed the Board and stated they encountered delays in receiving outside agency permitting. All documents are now complete and ready to be recorded tomorrow if the extension is granted. This item was on the December agenda however the Board did not have a quorum so the applicant requested the attorney prepare a resolution so the Board could both act on the extension and memorialize the Resolution this evening.

The Board felt the applicant had been pursuing the application and the extension was warranted.

Motion to Approve the Extension and Memorialize the Resolution:

OFFER: Crossan

SECOND: Kostka

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

NEGATIVE: None

OLD BUSINESS:

None

NEW BUSINESS:

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

Application for a two lot Minor Subdivision with Variances in the B-1 Zone.

Fourteen items were marked as exhibits – application, checklist, Environmental Impact Assessment, Minor Subdivision, Record Drawing, Fire Marshall’s comments, Architectural Review Committee’s comments, Environmental Commission’s review, Board of Health comments, Planner’s review letter, Engineer’s review letter, Landscape Architect’s review letter, mounted color rendering of subdivision plan and photoboard with six photos of the property.

Dustin Glass, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito explained the Highway Access Management Road bisects this property and the Illmensee shopping center. The applicant would like to subdivide the property into two lots. They are proposing a new lot containing

an existing two story 16,000 s.f. office and retail building with 60 off-street parking spaces. The proposed lot in the rear contains a one story 4,000 s.f. office building with 20 off-street parking spaces. Mr. Garito explained the proposed lot line is irregular in shape to allow the rear lot to have 10' of frontage on Route 34 and to keep the septic for the rear building on the same lot as well. No additions are proposed for either building and the rear building will not have any medical and which will be recorded in a deed restricted. The existing lot has only 200' of frontage making it impossible to subdivide without requiring any variances. The Board found that this property is unique since the parallel access road not only bisects the lot but runs down the side line to Route 34. Only this lot and the neighboring Illmensee shopping center can subdivide their property with the rear property being a flag lot completely within the Highway Access Management Plan Road.

The original approval required all signage in this project to be uniform in color. The signs are not uniform and the Board wants the applicant to make all of the signage uniform prior to release of signed plans and recording the subdivision plat. The Board also wanted whatever colors are chosen be added to all future leases.

Open to the public with no comments. The Board was concerned with the lot coverage. The applicant stated they could move the lot line to eliminate the requested 51.12% lot coverage.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Corsi

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

NEGATIVE: None

PB701 – Colts Neck Golf Club – Block 17, Lot 10.16 & Block 31, Lot 1.03 – Flock Road

Application for a Deviation to the Preliminary and Final Major Site Plan Approval by amending Special Condition No. 8 to eliminate the vinyl wire and 45 juniper plantings along the split rail fence on Flock Road and to move the second story dining room addition from Phase II to Phase I

Four items were marked as exhibits – letter from Martin McGann, Esq. dated December 28, 2012, amended Phase I Plan, Planner's review letter and Engineer's review letter.

Richard Stone, Esq. represented the applicant. A.J. Garito, Engineer and Anthony DeGennaro, principal/applicant – both sworn.

Dr. DeGennaro stated there were some discrepancies in the resolution that they were hoping could be handled administratively. It was always their intention to build the dining room addition during the winter when the golf club is closed; waiting for the Flood Hazard Permit required for the driving range and maintenance buildings would not permit this. By changing the addition from Phase II to Phase I the construction could begin now.

When the resolution was memorialized the landscaping was changed to include 45 juniper trees and a wire mesh fence. They feel the mesh fence is unattractive. They also feel that the purpose of the wire fence and excessive plantings was to prevent people from crossing the street instead of using the tunnel. Dr. DeGennaro felt the only way to control how golfers crossed the street would be to put in a mid-block crosswalk.

Open to the public with no comment. The Board thought it was reasonable to change the dining room addition from Phase II to Phase I. The Board thought the idea of a crosswalk was warranted and should be pursued. The applicant amended the application to dismiss the request to amend Special Condition No. 8 to allow time to obtain approval for the crosswalk from the local Police and D.O.T. They will come back to the Board with another request to amend that condition if they receive a positive response. It was noted that the applicant can still install the fencing and landscaping per the resolution if they chose not to pursue the crosswalk.

Motion to Approve the Application As Amended:

OFFER: Crossan

SECOND: Corsi

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

NEGATIVE: None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 8:50 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 January 8, 2013 adopted by the Planning Board of the Township of Colts Neck at its meeting held on February 12, 2013.

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