

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JUNE 12, 2012 MINUTES**

Mr. Robinson 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: Robinson, Powell, Corsi, Crossan, Hennessy, Kostka, Singer-Fitzpatrick and Lutkewitte

Absent: Engel, Orgo and Malinowski

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

Approval of Minutes:

May 8, 2012 Minutes Approved:

OFFER: Kostka

SECOND: Powell

AFFIRMATIVE: Robinson, Powell, Hennessy, Kostka, Singer-Fitzpatrick and Lutkewitte

NEGATIVE: None

RESOLUTIONS:

PB680 – Trump National Golf Club – Block 46, Lot 1.52 – One Trump National Blvd.

Memorialization of Resolution granting a one-year extension of time to the approved Preliminary and Final Major Site Plan. The extension of time will begin December 8, 2011 and expire December 8, 2012.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Hennessy

AFFIRMATIVE: Robinson, Powell, Hennessy, Kostka, Singer-Fitzpatrick and Lutkewitte

NEGATIVE: None

PB674 – McMahon – Block 7.02, Lots 34.01 and 34.13 – 32 Clover Hill Road

Memorialization of Resolution granting a one year extension of time to the Preliminary Major Subdivision Approval with Variances. The extension of time will begin May 14, 2012 and expire May 14, 2013.

Motion to Memorialize the Resolution:

OFFER: Hennessy

SECOND: Kostka

AFFIRMATIVE: Robinson, Powell, Hennessy, Kostka, Singer-Fitzpatrick and Lutkewitte

NEGATIVE: None

PB702 – Gana – Block 5, Lot 13 – 14 Eagle Nest Road

Memorialization of Resolution granting Minor Site Plan Approval to install a sports court in the A-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Hennessy

SECOND: Powell

AFFIRMATIVE: Robinson, Powell, Hennessy, Kostka, Singer-Fitzpatrick and Lutkewitte

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Monmouth County Parks System – Block 35, Lot 14 – 209 Route 537

Capital Project Review for Monmouth County Parks System to construct a new pool support building and convert the existing support building into a covered seating/picnic area.

Robin Ostrowski, Landscape Architect and Gloria Cohen, Architect from Monmouth County Park Systems was in attendance to explain a project they are planning for Dorbrook Park. It was noted that the county is not subject to site plan review and any comments from the Board are nonbinding.

It was explained that the 535 acre park currently has two swimming pools that are used for lessons and programs only. Within the pool area there is an outdoor shower and a pool building with restrooms and a changing area. This site is enclosed with a ten foot high chain link fence not visible from Route 537. The pool house was originally a cabana built in the 1940's and was refurbished for program use in 1988 by the Park System with changing rooms, shower and restrooms. This building desperately needs repairs and is not ADA compliant.

The new construction will include a new pool support building, with ADA compliant changing accommodations and restrooms and an office. Controlled access into the site will be through the new building with a gate. This area is not open to the public, it is only used by those enrolled in their programs. The old building will be removed after the new construction is complete. They will connect to the existing septic, they are not increasing the use and they are not under a NJDPEDS permit, their use is less than 2000 gallons per day.

The Board thought this was a positive addition to the park and those using their swimming programs. Some of the members remember using the antiquated facility and agree this will be a great addition especially with the architecture complementing the existing buildings and surrounding farms.

The Board thanked Ms. Ostrowski and Ms. Cohen for their presentation and opportunity to comment on the project.

OLD BUSINESS:

PB694A – Sebolt – Block 7.30, Lot 6 – 7 Windsor Place

Application for Deviation to Minor Subdivision Approval to modify the conservation easement boundary as well as the agricultural/no disturbance line within the conservation easement.

Salvatore Alfieri, Esq. sent a letter asking this application to be carried to the July meeting. This application is carried to the July 10, 2012 meeting with no further notice.

NEW BUSINESS:

PB703 – Orchards Shopping Center – Block 46, Lots 13 and 14 – 340 Route 34

Application for Preliminary and Final Major Site Plan Approval with variance to add five new parking stalls as well as to retain two stalls that were installed without proper municipal approvals.

Seventeen items were marked as exhibits – application, site plans, Planner’s review letter, Landscape Architect’s review, Board of Health comments, Architectural Review Committee’s comments, Fire Marshall’s review, Engineer’s review, Environmental Commission’s review, Parking Analysis, survey, floor plan, Planner’s supplemental review, Revised Parking Analysis, mounted color rendering of the parking plan, six photos mounted and mounted cover sheet of the site plan.

Sal Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn. The previous owner received approval to expand the parking lot however he never did the work. The new owner recently did the work. The work that was done did not exactly follow the approved site plan; they are seeking approval for this work as well as expanding the parking lot. They would like to retain one new parking stall to the east of the access drive leading to Route 537 that was constructed without municipal approvals. Retain the conversion of an existing landscape island into a parking stall that was constructed without municipal approvals. Remove two parking stalls from the conservation easement that were constructed without municipal approvals. Add five new parallel parking stalls to the rear of the shopping center and restripe the side and rear parking stalls in accordance with the original approval. As a result of these improvements the shopping center will have 189 stalls where 183 stalls have been approved.

Mr. Garito conducted a parking analysis and the report shows that during the three days of analysis, the peak was 114 occupied spaces with 74 available. The report then calculates that 22 spaces are required by ordinance for the four unoccupied tenant spaces on the day of the counts. The report applies these 22 spaces to the parking counts and concludes that if these four stores were occupied, the worse case

scenario would yield 136 occupied stalls with 52 vacant spaces. The Board agreed that the parking was adequate for the current tenants and felt the current deed restriction on the property should be vacated and a new one should be placed stating if a use goes in with a higher parking standard they must get approval from the Planning Board. The applicant asked for the parking standard of the vacant jewelry store to be changed to retail (requiring one additional parking space) since that is most likely what will fill that space. The Board suggested the applicant enter into a Title 39 agreement with the Township allowing the police to have jurisdiction over traffic matters in the parking lot, the applicant agreed.

Open to the public with no comments. The Board conditioned their approval on the following. The applicant must comply with the Engineer and Planner's review letters as well as the Landscape Architect. The current deed restriction must be removed and a new one recorded stating any change in use requiring a higher parking standard must return to the Board for approval. The Board agreed to change the calculation to include the vacant jewelry store as retail, requiring 208 spaces.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Corsi

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

NEGATIVE: None

DISCUSSION:

The Board acknowledged a letter of resignation that was effective immediately from Richard Malinowski. A motion was made by Mr. Kostka and second by Mr. Crossan to send a letter of appreciation to Mr. Malinowski for his 16 years of dedicated service to the Board. He will be missed.

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Kostka at 9:20 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 June 12, 2012 adopted by the Planning Board of the Township of Colts Neck at its meeting held on July 10, 2012.

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