

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JANUARY 14, 2014 MINUTES**

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

Absent: Fitzgerald

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

Reorganization:

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

Mr. Kostka thanked Mr. Powell on behalf of the Board for his time and efforts as Chairman this past year and stated the Board has a procedure in place to rotate the Chairman and Vice-Chairman. Mr. Kostka nominated Brook Crossan for Chairman, with no other nominations from the floor. Mr. Kostka made a motion to close nominations and this was seconded by Mr. Robinson and unanimously carried.

Motion to Appoint Brook Crossan as Chairman:

OFFER: Kostka

SECOND: Robinson

PRESENT: Powell, Crossan, Orgo, Corsi, Kostka, Leccese, Lutkewitte, Robinson and Bartolomeo

NEGATIVE: None

Mr. Robinson nominated George Corsi as Vice-Chairman, with no other nominations from the floor. Mr. Robinson made a motion to close nominations and this was seconded by Mr. Powell and unanimously carried.

Motion to Appoint George Corsi as Vice-Chairman:

OFFER: Robinson

SECOND: Powell

PRESENT: Powell, Crossan, Orgo, Corsi, Kostka, Leccese, Lutkewitte, Robinson and Bartolomeo

NEGATIVE: None

Mr. Kostka nominated Ruth Leininger as Secretary, with no other nominations from the floor. Mr. Kostka made a motion to close nominations and this was seconded by Mr. Robinson and unanimously carried.

Motion to Appoint Ruth Leininger as Secretary:

OFFER: Kostka

SECOND: Robinson

PRESENT: Powell, Crossan, Orgo, Corsi, Kostka, Leccese, Lutkewitte, Robinson and Bartolomeo

NEGATIVE: None

Mr. Powell told the Board he felt they had a very successful year, thanked everyone and turned the meeting over to Mr. Crossan.

Approval of Meeting Dates for 2014

February 11, 2014

March 11, 2014

April 8, 2014

May 13, 2014

June 10, 2014

July 8, 2014

August 12, 2014

September 9, 2014

October 14, 2014

November 13, 2014

December 9, 2014

Motion to approve 2014 Meeting Dates:

OFFER: Kostka

SECOND: Lutkewitte

PRESENT: Powell, Crossan, Orgo, Corsi, Kostka, Leccese, Lutkewitte, Robinson and Bartolomeo

NEGATIVE: None

Chairman Appointments

Mr. Crossan made the following appointments:

Street Coordinator: Lisa Singer-Fitzpatrick

Long Range Planning Committee: Crossan, Kostka and Robinson

Affordable Housing Subcommittee: Corsi, Lutkewitte and Powell

Appointment of Planning Board Engineer

Mr. Kostka stated he reviewed the Engineer's contract and suggested the contract add T & M Associates on page three and on page four state that either party can terminate the contract with thirty days' notice. After discussion the majority of the Board agreed with the first recommendation and for the second recommendation felt the contract should be left as submitted.

Motion to appoint Planning Board Engineer, Glenn Gerken, P.E.

OFFER: Robinson

SECOND: Corsi

PRESENT: Crossan, Orgo, Leccese, Powell, Robinson and Singer-Fitzpatrick

NEGATIVE: Corsi, Kostka and Lutkewitte

Appointment of Planning Board Attorney

Mr. Kostka reviewed the contract and believes that during this current economic climate when money is so tight the minimum hours billed for a meeting should decrease from three hours to two hours. Mr. Powell felt the hourly rate was more than reasonable and stated when he was Chairman last year Mr. Steib was invaluable to him. Mr. Kostka made a motion to deny the contract. With no one to second the motion, a new motion was made to approve the contract as submitted.

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

OFFER: Powell

SECOND: Corsi

PRESENT: Crossan, Corsi, Orgo, Leccese, Lutkewitte, Powell, Robinson and Singer-Fitzpatrick

NEGATIVE: Kostka

Approval of Minutes:

December 10, 2013 Minutes Approved:

OFFER: Robinson

SECOND: Powell

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

NEGATIVE: None

RESOLUTIONS:

PB680 – Trump National Golf Club at Colts Neck, LLC – Block 46, Lot 1.52

Memorialization of Resolution granting a third and final one year extension of time to the above referenced Major Site Plan approval. The extension of time will begin December 8, 2013 and expire December 8, 2014.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Orgo

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

NEGATIVE: None

PB707 – Garber – Block 29, Lots 9.02 & 10.05 – 2 Blue Bell Road

Memorialization of Resolution granting Minor Site Plan Approval with Variances in the AG Zone to retain a basketball court, farm labor housing unit, stable “B” and shed No. 1 that were constructed without municipal approval.

Motion to Memorialize the Resolution:

OFFER: Orgo

SECOND: Leccese

PRESENT: Orgo, Leccese, Powell, Robinson and Singer-Fitzpatrick

NEGATIVE: None

ADMINISTRATIVE ITEMS:

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

Request for a completeness submission waiver pursuant to §102-34A1. Request that the application be deemed complete for review without submitting a Wetland Delineation Report.

Sal Alfieri, Esq. represented the applicant and A.J. Garito is the engineer for this application. The Coppede's had a poolhouse built over fifteen years ago. It was recently discovered that it was built in an improper location and that approximately four feet encroaches onto Township greenway. The encroachment consists of approximately forty square feet. They are proposing a land swap or lot line adjustment however that is considered a subdivision and one of the checklist items for a subdivision is a Wetland Delineation Report.

Since this involves property that is listed on the Green Acres Recreation and Open Space Inventory, the State has to review the application and is requiring a 20 to 1 exchange. This has changed the configuration of the plan that was shown to the Township Committee who gave consent for this application to proceed. It was agreed that prior to coming back to the Planning Board they will show the Township Committee the revised plan.

The Board felt the applicant should get the Wetland Delineation Report so that when the application is submitted they will have a complete application to make their decision and will be able to determine all approvals that are required for the land swap.

Motion to Deny the Request for a Waiver:

OFFER: Kostka

SECOND: Powell

ABSTAIN: Orgo

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

NEGATIVE: None

OLD BUSINESS:

None

NEW BUSINESS:

None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Kostka at 8:30 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 January 14, 2014 adopted by the Planning Board of the Township of Colts Neck at its meeting held on February 11, 2014.

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