

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
AUGUST 9, 2011 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 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, Schatzle, Engel, Crossan, Orgo, Powell, Singer-Fitzpatrick
Absent: Corsi, Hennessy 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:

July 12, 2011 Minutes Approved:

OFFER: Orgo

SECOND: Robinson

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

NEGATIVE: None

RESOLUTIONS:

PB659A – Giuffre – Block 51, Lot 2.30 – 17 Squan Song Lane

Memorialization of Resolution Denying a Deviation to the Minor Site Plan approval with variances to permit a total lot coverage of 22.19% where 15% is the maximum permitted and 20.3% was previously approved.

Motion to Memorialize the Resolution:

OFFER: Schatzle

SECOND: Engel

AFFIRMATIVE: Kostka, Schatzle, Engel

NEGATIVE: None

PB690 – Huddy’s Inn – Block 48, Lot 19 – 20 Route 537 East

Memorialization of Resolution granting a Deviation to Preliminary and Final Major Site Plan approval to retain an additional 2,365 s.f. of the Atlantic School and to convert a portion of the Atlantic School to a 3,165 s.f. office building as well as to modify the external appearance and footprint of Huddy’s Inn Restaurant in the B-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Crossan

SECOND: Orgo

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

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Review of Ordinance 2011-7 regarding Wind Energy

Mr. Anfuso told the Board the Land Use Law was amended stating that municipalities can not unreasonably limit installations of small wind energy systems. Since the Township currently has no controls or regulations of these systems, particularly height limitations Ordinance 2011-7 was developed to promote renewable energy sources while balancing appropriate provisions to ensure the safe operation of small wind energy systems to preserve the best interest of the Township which is consistent with the February 9, 2010 Master Plan Re-Examination Report.

Motion Ordinance 2011-7 is Consistent with the Master Plan:

OFFER: Crossan

SECOND: Orgo

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

NEGATIVE: None

OLD BUSINESS:

None

NEW BUSINESS:

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

Application for Preliminary Major Subdivision approval with variances to create 13 ten acre farmette lots, 10 lot size averaging lots and 9 rental affordable housing growth share lots for a total of 32 lots in the AG Zone.

The applicant sent a letter stating they are making some revisions to the original application and asked to carry the application. This application is carried to the September 13, 2011 meeting with no further notice unless there are substantial changes; in that case the applicant will renotice.

PB696 – St. Mary’s Solar Farm/Phalanx Association – Block 19, Lot 18 – Phalanx Road
Application for Minor Site Plan approval to install ground mounted solar panels in the AG Zone.

Chairman Kostka, Vice Chairman Robinson, Mayor Schatzle, and members Orgo, Powell and Singer-Fitzpatrick all recused themselves from this application. Mr. Kostka thanked three members from the Zoning Board - Don Burry, Ed Sobieski and Al Yodakis for their participation to make a quorum. The meeting was turned over to Brook Crossan.

Fourteen items were marked as exhibits – application, minor site plan, Planner’s report, Landscape Architect’s review, Shade Tree Commission comments, two Architectural Review Committee’s comments, Board of Health comments, Fire Marshall’s review, Engineer’s report, installation instructions, color mounted exhibit plan, color mounted proposed site plan and a photoboard with six mounted photos.

Craig Gianetti, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito explained that St. Mary’s is a 25 acre parcel on the corner of Route 34 and Phalanx Road. They are proposing nine rows of ground mounted solar panels in the northeast corner of the property. Each of the rows will vary from 70’ to 140’ in length. Each panel will be 5’ 10” wide and 7’ 9” in height. The solar panes will be screened and protected by a 6’ chain link fence. The church property abuts a ten acre parcel with a residential home and the panels are 300’ from that property line and a nursery on the other property line. The property is lower in the proposed area and forms a valley; the top of the panels may be visible from Route 34 but you will not be able to see the lower panels. The applicant will also plant evergreen trees and shrubs between the residential lot to screen the panels. The solar panels are a permitted accessory use in the AG Zone.

There is a 10’ x 10’ concrete pad and a driveway to access the site that will add .2% to the lot coverage. A variance was previously granted to permit the current lot coverage of 19.5%. Since the amount of coverage will slightly increase, another variance will be required.

Rick Surgent, Program Manager for Solis Partners – sworn. Mr. Surgent explained that Solis is the installer of the solar panels. The property contains the main church, a spiritual center and rectory that will all be serviced from the solar panels. They calculate the previous year’s usage and design and a system that will handle no more than 100% of their usage.

The grass will be retained in the area where the panels will be set. The panels will be 2 – 3’ off the ground at its lowest point and there will be 15’ between panels so grass could be maintained. The life span of the panels is 20 – 25 years and they are recyclable. There is a noise from the system that is similar to an air conditioner unit; these systems are made to be used either inside or outside.

Open to the public with no comment. Solar panels are a permitted use and something that is being encouraged and the Board commended St. Mary’s for pursuing this. The Board preferred grass planted under the panels and not gravel. They did not think screening was required from Route 34 but only between the north and east property lines. The applicant could work out the details with the town’s Landscape Architect.

Motion to Approve Application:

OFFER: Burry

SECOND: Engel

AFFIRMATIVE: Engel, Crossan, Burry, Sobieski and Yodakis

NEGATIVE: None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Burry at 9:20 p.m. and this was seconded by Mr. Engel 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 August 9, 2011 adopted by the Planning Board of the Township of Colts Neck at its meeting held on September 13, 2011.

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