

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
NOVEMBER 13, 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

Mr. Robinson wanted to publicly thank both Fire Department’s and First Aid for opening their facilities to the residents as well as all the volunteers, Mayor and council, Public Works Department and Police Department who put in countless hours to help our residents get through this disaster.

Roll Call:

Present: Robinson, Powell, Orgo, Crossan (15 minutes late), Kostka, Singer-Fitzpatrick and Lutkewitte

Absent: Engel, Corsi and Hennessy

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

Approval of Minutes:

October 9, 2012 Minutes Approved:

OFFER: Kostka

SECOND: Orgo

AFFIRMATIVE: Robinson, Orgo, Kostka, Singer-Fitzpatrick and Lutkewitte

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution granting waiver of a submission checklist item.

Motion to Memorialization the Resolution:

OFFER: Orgo

SECOND: Lutkewitte

AFFIRMATIVE: Robinson, Orgo and Lutkewitte
NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

PB704 – Mauro – Block 10, Lots 2 & 2.01 – 46 Cross Road

Application for Preliminary Major Subdivision with variances for a nine lot subdivision consisting of seven residential lots, two farm lots and two off-site affordable housing lots following the lot size averaging and growth share provisions of the AG Zone.

Tom Orgo recused himself from the application. Two new items are marked as exhibits – an email from Two River Engineering with Rodeo Drive Fire Apparatus Maintenance Manual and an email from the Fire Marshall.

Mitchell Jacobs, Esq. represented the applicant and stated there was one remaining issue that the Board wanted the applicant to address. A. J. Garito, Engineer – sworn. Mr. Garito stated the Board wanted to be assured the Fire Marshall’s concerns were met regarding the tree canopy along the entrance road. Mr. Zander met Mr. Garito on-site. Mr. Zander required all existing trees maintain a minimum branch clearance above the final roadway elevation of 15’, the roadway shall provide a 5” cross slope from the centerline to edge of pavement, the edge of pavement will remain above existing grade and the road will be constructed to a minimum of municipal standards. The applicant agreed with these stipulations and incorporated into the maintenance agreement.

When asked about the affordable housing units, Mr. Anfuso clarified that the applicant will be fulfilling their two unit obligation off-site and the location of the units have not been determined which is why they can only receive preliminary approval at this time. A condition of approval will specify that the location of the two affordable units must be included as part of the application for Final Major Subdivision Approval. Another condition of approval is that prior to the recording of the Final Plat a portion of the affordable housing obligation will be required to be paid and the first affordable unit will have to be delivered prior to the issuance of the third new certificate of occupancy and the second unit will have to be delivered prior to the issuance of the seventh new certificate of occupancy.

Open to the public with no comments. The resolution that the Chairman requested for Mr. Steib to prepare will be amended to include the exhibits from this hearing.

Motion to Approve and Memorialize the Application:

OFFER: Powell
SECOND: Lutkewitte

AFFIRMATIVE: Robinson, Powell, Kostka, Singer-Fitzpatrick and Lutkewitte
NEGATIVE: None

NEW BUSINESS:

None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Kostka at 7:50 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 November 13, 2012 adopted by the Planning Board of the Township of Colts Neck at its meeting held on January 8, 2013.

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