

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
JULY 13, 2010 MINUTES**

The Chairman 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 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: Orgo, Kostka, Florek, Schatzle, Corsi, Crossan, Hennessy, Malinowski, Robinson, Powell and Singer-Fitzpatrick

Absent: None

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

**Approval of Minutes:**

June 8, 2010 Minutes Approved:

OFFER: Kostka

SECOND: Malinowski

AFFIRMATIVE: Orgo, Kostka, Florek, Schatzle, Corsi, Hennessy, Malinowski, Robinson and Powell

NEGATIVE: None

**RESOLUTIONS:**

**PB623C – McGee – Block 22.05, Lots 1.02 & 2.01 – 131 Montrose Road**

Memorialization of Resolution granting a Deviation to Special Condition No. 5 of the Resolution granting Preliminary Major Subdivision Approval with Variances to eliminate the common driveway and have both lots serviced by separate driveways from Montrose Road.

Motion to Memorialize the Resolution

OFFER: Robinson

SECOND: Malinowski

AFFIRMATIVE: Orgo, Kostka, Florek, Schatzle, Corsi, Hennessy, Malinowski, Robinson and Powell  
NEGATIVE: None

**PB629A - Flanchbaum – Block 33, Lot 20 – 81 Route 537 East**

Memorialization of Resolution granting a second one year extension of time to the Final Major Subdivision Approval that will begin June 12, 2010 and expire June 12, 2011.

Motion to Memorialize the Resolution

OFFER: Robinson

SECOND: Kostka

AFFIRMATIVE: Orgo, Kostka, Florek, Schatzle, Corsi, Hennessy, Malinowski, Robinson and Powell

NEGATIVE: None

**PB665 - Rada – Block 29, Lot 9 – 2 Freemont Lane**

Memorialization of Resolution granting a one year extension of time for the Minor Site Plan Approval with Variances that will begin August 12, 2010 and expire August 12, 2011.

Motion to Memorialize the Resolution

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Orgo, Kostka, Florek, Schatzle, Corsi, Hennessy, Malinowski, Robinson and Powell

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

None

**OLD BUSINESS:**

**PB681 – Garber – Block 29, Lot 10.05 – 2 Blue Bell Road**

Application for Minor Site Plan Approval with Variances to retain a basketball court, barn, farm labor unit and shed in the AG Zone.

The attorney for the applicant sent a letter requesting this application be carried to the September meeting. This is the second time the applicant has carried the application, the Board requested a letter be sent stating if they did must advance the application or the Board will dismiss it. This application is carried to September 14, 2010 with no further notice.

Motion to Send Letter to Applicant:

OFFER: Kostka

SECOND: Malinowski

AFFIRMATIVE: Kostka, Florek, Corsi, Crossan, Malinowski, Robinson, Powell and Singer-Fitzpatrick  
NEGATIVE: None  
ABSTAIN: Orgo, Schatzle and Hennessy

**NEW BUSINESS:**

**PB684 – Due Process – Block 51, Lot 2 – 264 Route 537**

Application for Minor Site Plan Approval to install a golf cart washdown facility in the AG Zone.

Ten items were marked as exhibits – application, site plan, Fire Prevention Bureau letter, Environmental Commission comments, Board of Health comments, Planner’s Review letter, Engineer’s review, aerial photo, photo of equipment building and two diagram drawings.

Jim Schatzle recused himself from the application. John Giunco, Esq. represented the applicant. Mr. Giunco explained no variances are being requested. This application is merely for a washdown facility similar to the one at Trump National Golf Course. This is something that is required by the DEP and this system meets all of their requirements. The system works similar to a car wash, continuously recycling the water. Open to the public with no comments.

The Board agreed this is a benefit to Due Process as well as the general public. It is environmentally beneficial.

Motion to Approve the Application:

OFFER: Malinowski

SECOND: Kostka

AFFIRMATIVE: Orgo, Kostka, Florek, Corsi, Crossan, Hennessy, Malinowski, Robinson and Powell

NEGATIVE: None

**PB685 – Colts Neck Sports Foundation – Block 20, Lot 10 – Laird Road**

Application for Site Plan Waiver to reconstruct the Laird Road Snack Pavilion.

Bob Hempstead, Esq. represented the applicant. Five items were marked as exhibits – application, report from Environmental Commission, Architectural Review comments, architectural drawings, site plan waiver, report from Township Planner and color rendering of the site plan.

A.J. Garito, Engineer – sworn. Mr. Garito explained currently there is a 375 s.f. snack shed that the Sport Foundation would like to demolish and reconstruct a 750 s.f. footprint snack shed in the same location. In anticipation of this project the Sport Foundation installed a new septic last year so accommodate the new bathrooms. The new building will be two stories with a small meeting room upstairs, and two bathrooms downstairs. The upstairs will not be handicap accessible but the bathrooms will. The Sports Foundation will maintain the building.

Mr. Anfuso advised this property was purchased with Green Acres money therefore Green Acres approval is required and the building will have to be available for anyone to use; it can not be restricted to the Sports Foundation or Colts Neck residents.

Motion to Approve the Application:

OFFER: Florek

SECOND: Malinowski

AFFIRMATIVE: Orgo, Kostka, Florek, Schatzle, Corsi, Crossan, Hennessy, Malinowski and Robinson

NEGATIVE: None

**PB637B – Furman – Block 33, Lot 7.01 – 41 Muhlenbrink Road**

Deviation to the Final Major Subdivision Approval to amend Special Condition No. 3 of the Resolution granting Final Major Subdivision Approval to eliminate the requirement of submitting a deed vacating the existing access easement. A request for a one year extension of time to the Final Major Subdivision Approval. The extension will begin on September 9, 2010 and expire September 9, 2011.

Nine items were marked as exhibits – two letters from Sal Alfieri, Esq., Declaration of Easement, two letters from Mike Steib, Esq., letter from Township Engineer, Board of Health comments, Architectural Review Board comments and subdivision plans.

Sal Alfieri Esq. represented the applicant. Mr. Alfieri explained they are seeking a one year extension because they have been unable to install the required road. The economy is one thing holding them back but they also have been unable to obtain the two neighbors signatures vacating an existing easement that they use to access Muhlenbrink Road. Mr. Alfieri stated he sent correspondence to both property owners several times. One neighbor said they will consider signing after the road is installed and accepted by the town but the resolution prevents them from starting until they have the deed vacating the easement, thus the reason they are in front of the Board. The other property owner, Mr. & Mrs. Kohm, 39 Muhlenbrink Road were in attendance with their attorney Mr. Jamison, Esq. Mr. Jamison told the Board the Kohm's are eager for the road to be complete however they want to be assured the road is completed in a reasonable time.

The Board agreed the applicant is caught in the middle and their request to eliminate the condition is reasonable. However in order to protect the adjoining property owners the Board felt the condition should be changed to state the applicant will construct, install and complete a full road to be accepted by the Town. Building permits will not be issued until the access easement is vacated and if during construction the road is damaged it will be repaired. A copy of the resolution granting this approval will be provided to the adjoining property owners within 30 days of its adoption and written notice will also be provided at least 30 days prior to the road work.

Open to the public. Kevin Komb, 39 Muhlenbrink Road – sworn. Mr. Komb stated his main concern is the maintenance of the road, currently he is the only person that maintains it.

Motion to Approve the Application:

OFFER: Malinowski

SECOND: Kostka

AFFIRMATIVE: Orgo, Kostka, Florek, Schatzle, Corsi, Crossan, Hennessy, Malinowski and  
Robinson

NEGATIVE: None

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Crossan at 9:05 p.m. and this was seconded by Mr. Kostka 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 July 13, 2010 adopted by the Planning Board of the Township of Colts Neck at its meeting held on August 10, 2010.

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