

**TOWNSHIP OF COLTS NECK
SPECIAL PLANNING BOARD MEETING
AUGUST 5, 2003 MINUTES**

The Chairman called the meeting to order by reading the following statement: "As Chairman and Presiding Officer of this special 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: Crossan, Barbagallo, Burry (5 minutes late), Kostka, Malinowski, McGarry, Robinson (20 minutes late) and Lear

Absent: Hennessy, Sauter and Orgo

Also Present: Timothy Anfuso, P.P., Glenn Gerken, P.E., Julie McGowan and Ruth Leininger

NEW BUSINESS:

Application #PB602 – Roger Mumford – Block 22, Lots 8 & 17 – Montrose Road

Application for a Minor Subdivision to reestablish Lot 8 as a separate lot and Minor Site Plan Approval to construct a caretakers cottage with Variances in the AG Zone.

Mr. Roger Mumford – sworn. Mr. Mumford thanked that Board for taking the time to have this special meeting for them.

John Giunco, Esq. represented the applicant. Fifteen items were marked as exhibits – the application, minor site and subdivision plan, map of survey, elevations and floor plan of barn, elevations and floor plan of caretaker residence, elevation and floor plan of Mumford residence, report from Township Engineer, report from Township Planner, report from Architectural Review Committee, report from Fire Marshall, report from Environmental Commission, report from Township Landscape Architect, minor site and subdivision plan sheet 1 of 2 and 2 of 2 both mounted and letter dated July 28, 2003 from Gil Messina (Monmouth County).

Mr. Giunco explained to the Board that in the 1980's, prior to the sale of the property to the Mumford's, the town felt that the two lots that the Mumford's purchased had merged. Mr. Giunco contended that there was no merger, however, if the Board felt the property was one, they were asking for a subdivision so that the properties were as they were prior to the merger. Mr. Giunco stated that no one from the Township ever notified the homeowner that the lots merged and two separate tax bills were still generated.

Andrew French, Engineer from French & Parrello – sworn. Mr. French explained that Lot 8 is 4.58 acres and undersized. The adjoining property that the Mumford’s own is 105.48 acres and is in Farmland Preservation. Due to this, the variances that were being requested were de minimus in nature when considering the neighboring property could not be developed. The caretakers cottage exceeded the allowable 900 s.f. because of an open porch which greatly added to the character of the dwelling.

Roger Mumford told the Board that it was his intent to keep the farmland setting. The home will be timber frame, which is constructed with timber and pegs, virtually no nails. That was the reason they need to expedite the construction, this type of specialty is a very lengthy process. The barn will be primarily red with white trim and the home will be a clay color cedar shakes as will the caretakers cottage.

Lillian Burry, stated that being involved with the Farmland Preservation process of this property, it was always treated as two separate lots. There was even a time when Mr. Dittmar was going to sell them separately.

Open to the public with no comments. Mr. Anfuso questioned if the applicant would comply with the ordinance by having only a full time employee of the farm reside in the caretakers cottage who enters into the affordable housing program. Mr. Giunco stated they would comply. Mr. Giunco, Esq. also stated that the indoor arena will be used as a Riding/Training Stable, Type I.

Julie McGowan stated that the Shade Tree Commission wanted a restoration plan for street trees that were taken down without permission. Virginia Mumford, applicant – sworn. She had several tree experts examine the locust trees on a bank along the street and was told that their roots were exposed and recommended that the trees be removed. Mrs. Mumford stated that she made four separate phone calls that she documented, with no response, questioning whether these trees could be taken down. The Board felt that the locust trees were not specimen trees and did not need to be replaced. The Board was concerned however with the stabilization of the bank. They felt that the stumps should remain and if they were ever to come out, they would have to have to contact Mr. Gerken to be assured that the bank was stabilized.

Motion to Approve the Application:

OFFER: Barbagallo

SECOND: Malinowski

AFFIRMATIVE: Crossan, Barbagallo, Burry, Kostka, Malinowski, McGarry, Robinson and Lear

NEGATIVE: None

OLD BUSINESS:

None

DISCUSSION ITEMS

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Malinowski at 11:40 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 Special Planning Board Meeting minutes for the meeting conducted on August 5, 2003 adopted by the Planning Board of the Township of Colts Neck at its meeting held on September 9, 2003.

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