

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
DECEMBER 13, 2016 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 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." Chairman Kostka asked everyone to remain standing after the flag salute for a moment of silence to pay respect to our Veterans.

Salute the Flag

Roll Call:

Present: Kostka, Robinson, Leccese, Powell and Singer-Fitzpatrick

Absent: Orgo, Fitzgerald, Corsi, Crossan, Lutkewitte and D'Eletto

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

APPROVAL OF MINUTES:

November 10, 2016 Minutes Approved:

OFFER: Robinson

SECOND: Leccese

AFFIRMATIVE: Kostka, Robinson and Leccese

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

Review 2017 meeting dates and adopt January meeting date

Motion to Approve January 10, 2017 Meeting:

OFFER: Leccese

SECOND: Powell

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

NEGATIVE: None

Consistency Review of Ordinance 2016-22

The Board reviewed the proposed ordinance which requires the applicant to obtain a Response Action Outcome from the NJDEP prior to recording the Final Plat if historic pesticides are found on-site and to add a new requirement for the submission of a preliminary assessment. The Board felt this was consistent with the Master Plan because we will be insuring contamination is cleaned up correctly and promoting the health and welfare of residents.

Motion that Ordinance 2016-22 is Consistent with the Master Plan:

OFFER: Robinson

SECOND: Leccese

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

NEGATIVE: None

Consistency Review of Ordinance 2016-23

The Board reviewed the proposed ordinance which promotes paperless processing of subdivision and site plan applications which will assist in long term record retention. The Board felt this was consistent with the Master Plan by taking a green approach which is good for environment as well as having a more efficiently run department.

Motion that Ordinance 2016-23 is Consistent with the Master Plan:

OFFER: Powell

SECOND: Robinson

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

NEGATIVE: None

OLD BUSINESS:

PB721 – Hockhockson Farm – Block 51, Lot 1.01 – 372 County Route 537

Application for Preliminary Major Site Plan Approval to construct a 8,436 s.f. visitor center, reconstruct a 2,287 s.f. barn to be used as a 200 seat lecture room and host open farm tours in accordance with the Monmouth County Agricultural Development Board's Resolution 2016-5-1 granting a Site Specific Agricultural Management Practice to Hockhockson Farm in the AG Zone.

Nine new items were marked as exhibits – Architectural Review Committee comments, correspondence from Mr. Corrison, Esq. with agreement, color mounted Overall Dimension Plan, application for farmland assessment, parking agreement with Tinton Falls Fire Department, parking agreement with Luther Memorial Church, mounted Overall Landscape Plan, review from Township Landscape Architect and a photoboard with six photos.

Philip San Filippo, Esq. represented the applicant. Mr. San Filippo explained that the adjoining neighbor who had concerns has withdrawn their objections, a written agreement has been made and the application can proceed.

Raymond Liotta, Planner and Landscape Architect – sworn Mr. Liotta stated he has been involved with this project since its inception. The property is 45 acres in the AG Zone consisting of farm fields, paddocks, two driveways and one driveway to a farm stand, a main house as well as a cottage. The applicant is proposing to establish a farm sanctuary with school trips, hand on farming activities, farm tours, as well as agricultural lectures and classes. They propose to construct a new 8,436 s.f. visitor center, a new 2,560 s.f. greenhouse and demolish and reconstruct a 2,287 s.f. barn to be used as a 200 seat lecture hall. On June 7, 2016 the Monmouth County Agricultural Development Board adopted resolution granting a Site Specific Agricultural Management Practice to Hockhockson Farm finding that the proposed activities are acceptable agricultural activities.

Off-street parking for 129 vehicles is proposed, consisting of a 60 stall stone dust lot and a 69 stall grass overflow lot. A rain garden is proposed inside the 60 stall parking area for drainage and an agreement has been made with both the Tinton Falls Fire Company and Luther Memorial Church to allow parking when special events are held. The parking areas will be landscaped to screen and buffer all neighbors. The applicant pledges to work with neighbors, if the landscaping is not sufficient it will be supplemented. The Hockhockson Farm sign will remain and no other signage is proposed with the exception of some directional signage which will all be conforming. The only lighting that is proposed is where the public pedestrian traffic will occur – access isle and walkway around the 60 car parking area. There will be no spillage of light off the property. When a special event occurs they will bring in temporary lighting which will be shut off one hour after activities cease. It is their intent to keep the rural farm setting and not to change the aesthetics. Open to the public with no comment.

John Anderson, Esq. also representing the applicant. Robert Curley, Civil Engineer and Planner – sworn. Mr. Anderson stated DEP approval is needed for the sanitary sewer as well as the Freshwater Wetlands and 300' Riparian Buffer. They plan to upgrade the existing electric poles and install underground electric throughout the site. They have met with the Fire Marshall and are complying with his requests. They are proposing stone dust be used in the 60 stall parking area to keep the site a rural setting and minimize disturbance throughout the site. The Board was concerned with the parking area not being paved. Mr. Anderson gave an example in Asbury Park that uses the stone dust which is ADA compliant. Open to the public with no comment.

Michele Briehoff, Civil & Traffic Engineer – sworn. Ms. Briehoff explained an automatic traffic collector was placed in front of the farm for a week the end of April 2016. Information collected showed the site would not have any impact on the traffic flow of Route 537; this site will not generate

high traffic. It is her opinion that there is sufficient parking on site and off site to accommodate the maximum four events a year. Open to the public with no comment.

Tracey Stewart, applicant – sworn. Ms. Stewart stated the farm will not be open to the public but access will be by invitation only. It is her intent to have agricultural lectures for adults in the evening once or twice a month with approximately 50 to 100 in attendance. She anticipates having one special event per season (summer, winter, etc.). The visitor center will be restricted to 150 people per day which will be by appointment. She plans to have school buses drop off children at the visitor center for a farm tour and return to the classroom for a class where they will break into groups of 5 to 30. The groups will then visit the growing fields and paddocks then meet back at the visitor center. These group tours will take place Monday through Friday while school is in session between the hours of 9:00 a.m. and 5:00 p.m. Adult educational courses will take place Wednesday through Sunday between 9:00 am and 5:00 p.m. with classes of 20 to 30 participants. An after school program will be provided during the school year from 4:00 p.m. to 6:00 p.m. Groups of 10 to 25 students will arrive by bus and will be picked up by their parents. Students will participate in a combination of on-farm learning projects as well as educational classes in the visitor center. Special events will never be later than 10:00 p.m. and will be broken down by 11:00 p.m. No public events such as weddings or graduations will take place at the farm. Her husband will not have a studio at this location; he already has another location for his studio. Ms. Stewart agreed that the fire department can hold annual drills at the farm to familiarize themselves with the site. Open to the public with no comments.

Stephanie Bassler, Architect – sworn. Ms. Bassler reviewed the architectural plans for the visitor center which has an 8,400 s.f. footprint. The center has two levels with brown cedar shingles and a gray metal roof. The plans were reviewed by the Architectural Review Committee who thought the aesthetics were compatible with the architecture of the site. The existing barn is structurally unsound and will be demolished and a new barn will be built in the same location. The same materials will be used for the barn. Open to the public with no comments.

The Board was concerned with the stone dust driveway and wanted the Township Engineer to visit a site where it is used and gather more information regarding it. Due to the hour the Board wanted to carry the application to the January meeting so they can discuss the Township Planner's and Engineer's review letters. Mr. San Filippo granted an extension of time to February 28, 2017.

This application is carried to the January 10, 2017 meeting with no further notice.

NEW BUSINESS:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Robinson at 10:30 p.m. and this was seconded by Mr. Powell 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 December 13, 2016 adopted by the Planning Board of the Township of Colts Neck at its meeting held on January 10, 2017.



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