

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JANUARY 10, 2017 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, Bartolomeo, Orgo, Corsi, Crossan, Leccese, Lutkewitte, Powell, Singer-Fitzpatrick and D'Eletto
Absent: Robinson

Also Present: Timothy Anfusio, P.P., Glenn Gerken, P.E., Mike Steib, Esq. and Ruth Leininger

Mr. Steib, Esq. stated there were several reappointments to the Board as well as Deputy Mayor Bartolomeo joining and all needed to be sworn in. Mr. Kostka, Mr. Orgo, Mr. Leccese, Mr. Lutkewitte, Mr. Bartolomeo, Mr. Crossan and Ms. D'Eletto all stood and took the Oath of Office.

Reorganization:

Mr. Kostka stated that in keeping with the rotation policy, he nominated John Robinson for Chairman, George Corsi as Vice Chairman and Ruth Leininger as Planning Board Secretary. Nominations were then opened to the floor. With no other nominations, Mr. Crossan made a motion to close nominations and this was seconded by Mr. Bartolomeo and unanimously carried.

Motion to Adopt the Full Slate:

OFFER: Lutkewitte

SECOND: Corsi

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Leccese, Lutkewitte, Powell and Singer-Fitzpatrick

NEGATIVE: None

Mr. Kostka stated Mr. Robinson was unable to attend the meeting this evening and requested he Chair the meeting for him.

Approval of Meeting Dates for 2017

February 14, 2017
March 14, 2017
April 11, 2017
May 9, 2017
June 13, 2017
July 11, 2017

August 8, 2017
September 12, 2017
October 10, 2017
November 14, 2017
December 12, 2017

All meeting dates are the second Tuesday of the month and will be held at 7:30 p.m. at the Court House.

Motion to approve 2017 Meeting Dates:

OFFER: Corsi

SECOND: Crossan

AFFIRMATIVE: Kostka, Robinson, Orgo, Fitzgerald, Corsi, Crossan, Leccese, Lutkewitte, Singer-Fitzpatrick and D'Eletto

NEGATIVE: None

Chairman Appointments

Mr. Kostka made the following appointments for Chairman Robinson:

Street Coordinator: Lisa Singer-Fitzpatrick

Long Range Planning Committee: Crossan, Kostka and Robinson

Affordable Housing Subcommittee: Corsi, Lutkewitte and Powell

Appointment of Official Newspapers

Motion to appoint Asbury Park Press, Star Ledger & News Transcript as Official Newspapers:

OFFER: Crossan

SECOND: Corsi

PRESENT: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Leccese, Lutkewitte, Powell, Singer-Fitzpatrick

NEGATIVE: None

Appointment of Planning Board Engineer

Motion to appoint Planning Board Engineer, Glenn Gerken, P.E.

OFFER: Crossan

SECOND: Leccese

PRESENT: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Leccese, Lutkewitte, Powell, Singer-Fitzpatrick

NEGATIVE: None

Appointment of Planning Board Attorney

Motion to appoint Planning Board Attorney, Michael B. Steib, Esq.

OFFER: Leccese

SECOND: Lutkewitte

PRESENT: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Leccese, Lutkewitte, Powell, Singer-Fitzpatrick

NEGATIVE: None

Approval of Minutes:

December 13, 2016 Minutes Approved:

OFFER: Powell

SECOND: Leccese

AFFIRMATIVE: Kostka, Leccese, Powell and Singer-Fitzpatrick

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

PB674 – McMahon – Block 7.02, Lot 34.01 and 34.13 – 32 Clover Hill Road

Request for a second one year extension of time to the approved Final Major Subdivision. The extension of time will begin March 2017 and expire March 2018.

Mr. Anfuso stated this is the second one-year extension the applicant has requested and by Statute they are allowed three. This application was for an eight lot subdivision with two affordable units to be provided off-site. There have been no major changes to the Zoning Ordinances since the application was approved and therefore Mr. Anfuso had no Planning objections.

Motion to Approve the Extension of Time:

OFFER: Orgo

SECOND: Crossan

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Leccese, Lutkewitte, Powell, 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.

Mr. Orgo recused himself from the application. Four items were marked as exhibits – a colored rendering of the parking/driveway, three photos of Asbury Park parking lot with stone dust, review letter from Township Engineer and a sample of stone dust.

John Anderson, Esq. represented the applicant. Tracey Stewart, applicant – sworn. Ms. Stewart explained this site has a different concept than what an Animal Farm Sanctuary does, it will not be a rescue facility. Animals at the farm will have been rescued however the farm will not be a site where people can drop off injured or unwanted animals. Information will be available of rescue services that do accept dropped-off animals on their website. The mix of animals will remain basically the same to keep the numbers correct as to what is permitted. She will be partnering with Farm Sanctuary to house the rescued animals as well as the education portion of the farm. The goal is to create a hub for the community and to bring people in and get them excited. All visits to the farm must be planned in advance and there will not be any type of Bed and Breakfast accommodations that many Farm Sanctuary sites have.

Robert Curley, Civil Engineer and Planner – sworn. Mr. Curley explained tan stone dust will be used for the driveway with a 12' minimum driveway width. There will be a six inch aggregate of crushed stone with two inches of stone dust on top. The site in Asbury Park has had this for a year and it has worked very well. It does require maintenance from time to time but it is recommended for any low use areas. Both the Township Engineer and Planner visited the Asbury Park site and agreed the stone dust will work well at this site. The Board agreed that it does fit well with the farm aesthetics.

Open to the public. Mike Skudera, Tinton Falls – sworn. Mr. Skudera stated he was formally the Mayor of Tinton Falls and he lives very close to this site. He felt the applicants have gone above and beyond what they are required to do. He felt this project would be a positive benefit to both Tinton Falls and Colts Neck by preserving the farm with this one of a kind project and he encouraged the Board to approve the application.

Mr. Andrews, Esq. reviewed with the Board the agreement they entered with the adjoining property owner. Although the applicant stipulated they would maximize their special events to four per year the Board felt it was not unreasonable to allow six per year. The applicant agreed to all technical comments in the Township Engineer and Planner's review letter.

Open to the public. Jason Saleh, Little Silver – sworn. Mr. Saleh strongly supported the application and felt it was the first of its kind in the area. He thought it would be a good fit for Colts Neck and they would be good neighbors. Mike Skudera, Tinton Falls – sworn. Mr. Skudera noted that many have talked to support the application but no one has had anything negative to say.

When asked why the applicant went to the County Agriculture Board prior to coming to the Township Mr. Stewart was sworn. Mr. Stewart explained they did not try to circumvent Colts Neck but he wanted proof of concept from the County to substantiate their plan and followed the advice of their attorney prior to pursuing the application with the Township.

Motion to Approve the Application:

OFFER: Crossan

SECOND: Powell

AFFIRMATIVE: Corsi, Crossan, Kostka, Leccese, Lutkewitte, Powell, Singer-Fitzpatrick and D'Eletto

NEGATIVE: None

NEW BUSINESS:

PB722 – Abbas – Block 46, Lots 10 & 11 – 43 & 45 County Route 537

Application for Preliminary and Final Major Site Plan with Variance to convert a general commercial building into medical offices.

Mr. Steib, Esq. announced the applicant did not notice one adjoining property owner therefore the application cannot be heard this evening. The applicant will notice the one property owner that was missed. This application is carried to the February 14, 2017 meeting with no further notice.

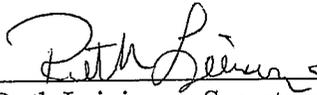
DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 9:15 p.m. and this was seconded by Mr. Leccese 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 January 10, 2017 adopted by the Planning Board of the Township of Colts Neck at its meeting held on February 14, 2017.



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