

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JUNE 11, 2013 MINUTES**

Mr. Powell 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: Powell, Fitzgerald, Orgo, Corsi, Robinson and Lisa Singer-Fitzpatrick

Absent: Crossan, Kostka, Leccese and Lutkewitte

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

Approval of Minutes:

May 14, 2013 Minutes Approved:

OFFER: Corsi

SECOND: Robinson

AFFIRMATIVE: Powell, Fitzgerald, Orgo, Corsi, Robinson and Singer-Fitzpatrick

NEGATIVE: None

RESOLUTIONS:

PB674 – McMahan – Block 7.02, Lots 34.01 and 34.13 – 32 Clover Hill Road

Memorialization of Resolution for a one year extension of time to the Preliminary Major Subdivision Approval with Variances. The extension of time will begin May 14, 2013 and expire May 14, 2014.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Orgo

AFFIRMATIVE: Powell, Fitzgerald, Orgo, Corsi, Robinson and Singer-Fitzpatrick

NEGATIVE: None

PB706 – Sebolt – Block 7.30, Lot 6 – 17 Windsor Place

Memorialization of Resolution for a sixty day extension of time to the Minor Subdivision Approval with Variances. The extension of time will begin April 17, 2013 and expire June 16, 2013

Motion to Memorialize the Resolution:

OFFER: Orgo

SECOND: Corsi

AFFIRMATIVE: Powell, Fitzgerald, Orgo, Corsi, Robinson and Singer-Fitzpatrick

NEGATIVE: None

PB709 – Colts Neck Golf Club – Block 17, Lot 10.16 & Block 31, Lot 1.03 – 50 Flock Road

Memorialization of Resolution for Minor Site Plan Approval for a deviation construct a 237 s.f. golf bag storage room and install a generator in the AG Zone.

Tim Anfuso, Planner, advised the Board that an issue arose that may interest the Board. The applicant is supposed to install a three rail horse fence with wire behind it the entire length of Flock Road. In the middle of that fence line the applicant has requested to install a gate to enable the mechanical equipment, such as mowers and trucks onto the golf course. The Board should decide if this is a significant change where they want the applicant to apply for a deviation or if it is not a significant change and the professionals can work with the applicant as an administrative change.

The Board understood the need to get the equipment on the golf course and did not see the need for the request to come before the Board. They felt the professionals could work out the details with the applicant administratively.

Motion for Professionals to Handle the Gate Details:

OFFER: Fitzgerald

SECOND: Robinson

AFFIRMATIVE: Powell, Fitzgerald, Corsi, Robinson and Singer-Fitzpatrick

NEGATIVE: None

Motion to Memorialize the Resolution:

OFFER: Corsi

SECOND: Robinson

AFFIRMATIVE: Powell, Fitzgerald, Corsi, Robinson and Singer-Fitzpatrick

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Public Hearing for Farmland Preservation Element of the Master Plan

Mr. Anfuso explained to the Board they actually had a Public Hearing for this Farmland Preservation Element of the Master Plan in 2007. The SAD has some comments and the plan was revised and sent to the State in October of 2008. Never hearing back from the State it was assumed the plan was fine, however it was recently discovered that although the State had the plan all this time it was never approved. The State had a few more minor changes which have been made and the plan and it is now ready to resubmit to the State. Open to the public with no comments.

Motion to approve the Farmland Preservation Element of the Master Plan:

OFFER: Fitzgerald

SECOND: Orgo

AFFIRMATIVE: Powell, Fitzgerald, Orgo, Corsi, Robinson and Singer-Fitzpatrick

NEGATIVE: None

OLD BUSINESS:

PB707 – Garber – Block 29, Lots 9.02 & 10.05 – 2 Blue Bell Road

Application for a Minor Site Plan and Minor Subdivision Approval with Variances in the AG Zone. Minor Subdivision approval is required for a lot line adjustment following the lot size averaging provisions in the AG Zone and Minor Site Plan Approval is required to retain a basketball court that was constructed without proper municipal approvals.

Jennifer Krimko, Esq. represented the applicant. Ms. Krimko explained she met with an objecting neighbor and the applicant last week and have come to some resolution for his objections. There are substantial changes to the application that need to be revised and will require them to renotece. Although the Board required this application to move forward at this meeting Ms. Krimko felt they were moving in positive direction and asked for a two month adjournment so they would have time to complete the revised application and granted an extension of time to September 30, 2013.

The Board felt the applicant was moving forward with the application and granted the adjournment. This application is carried to the August 13, 2013 with no further notice unless the application is substantially changed, in which case the applicant will renotece.

NEW BUSINESS:

PB629B – Flancaum – Block 33, Lot 20 – 88 Route 537

Application for Deviation to the Preliminary and Final Major Subdivision Approval. The applicant is requesting to eliminate the masonry columns and fencing along the perimeter of the tract for the

portions which are not in the Scenic Corridor Easement and to transfer the long term maintenance of the entrance island from Lot 20.03 to Lot 20.01.

Eight items were marked as exhibits – deviation plat, deviation cover sheet, application, Engineer’s review, Planner’s review, Architectural Review Committee’s comments, Board of Health comments and a photoboard with the original subdivision in color and on the back the deviation plan in color.

Sal Alfieri, Esq. represented the applicant. Mr. Alfieri explained the applicant was originally going to build his home on the back lot (Lot 20.03) and he planned on maintaining the entrance island. He has since built his home elsewhere so they want to transfer the long term maintenance from Lot 20.03 to Lot 20.01, which is the lot at the entrance. They also would like to eliminate the masonry columns and fencing along the perimeter of the tract that is not in the Scenic Corridor Easement to allow individual property owners to install a fence wherever they chose, if they wanted one at all.

The applicant previously had committed to installing the landscaping on Lot 20.01 by September 1, 2013 and to remove the gazebo that temporarily houses the pump by September 1, 2015 or prior to the issuance of the new C.O. whichever occurs first. Morris Flancabaum, owner – sworn. Mr. Flancabaum stated the landscaping will be installed by October 30, 2013 and the pump house will be removed prior to issuing a C.O. to the front lot so that the irrigation can continue. Open to the public with no comments.

The Board agreed the applicant keeps the site well maintained and the irrigation be allowed to continue to keep the area looking nice And allowing property owners the flexibility of installing their own fence if they chose in the location they want will prevent future problems.

Motion to approve the application:

OFFER: Fitzgerald

SECOND: Robinson

AFFIRMATIVE: Powell, Fitzgerald, Orgo, Corsi, Robinson and Singer-Fitzpatrick

NEGATIVE: None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Corsi at 8:10 p.m. and this was seconded by Mr. Orgo 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 June 20, 2013 adopted by the Planning Board of the Township of Colts Neck at its meeting held on July 18, 2013.

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