

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MAY 10, 2011 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, Robinson, Schatzle, Engel, Corsi, Crossan, Hennessy, Malinowski, Orgo,
Powell and Singer-Fitzpatrick (15 minutes late)

Absent: None

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

Approval of Minutes:

April 12, 2011 Minutes Approved:

OFFER: Robinson

SECOND: Malinowski

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engel, Corsi, Hennessy, Malinowski and Orgo

NEGATIVE: None

It was announced that application PB659A, Giuffre will not be heard this evening. The application will be carried to the June 14, 2011 meeting with no further notice.

RESOLUTIONS:

PB687 – Red Fox Investments, LLC - Block 50, Lots 4 & 5 – Hockhockson Road

Memorialization of Resolution granting Minor Subdivision Approval with variances to adjust the common lot line between two existing lots in the AG Zone.

Motion to Approve the Resolution:

OFFER: Hennessy

SECOND: Orgo

AFFIRMATIVE: Kostka, Robinson, Engel, Corsi, Hennessy and Powell

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

PB659A – Giuffre – Block 51, Lot 2.30 – 17 Squan Song Lane

Application for a Deviation to the Minor Site Plan approval with variances to permit a total lot coverage of 22.19% where 15% is the maximum permitted and 20.3% was previously approved.

Mr. Steib, Esq. announced a letter was received from the applicant's attorney requesting the application be carried to the June meeting. This application is carried to the June 14, 2011 meeting with no further notice.

NEW BUSINESS:

PB694 – Sebolt – Block 7.30, Lot 6 – 17 Windsor Place

Application for Minor Subdivision approval with variances to create two residential lots in the A-1 Zone.

Sal Alfieri, Esq. represented the applicant. Twelve items were marked as exhibits – application, minor subdivision plans, letter from Mr. Alfieri, Esq. dated August 8, 2011, grading/drainage plan, boundary survey, comments from Fire Prevention Bureau, Board of Health comments, Architectural Review comments, Engineer's review letter, Planner's review letter, Environmental Commission's comments and a mounted colored subdivision plan.

Richard Sebolt, applicant – sworn. Mr. Sebolt stated that he currently owns this property with his sister and it has been owned by his family for 76 years. The home that is on the property is his and his sister would like to build a house at the rear of the property. The shed that requires variances is pre-existing and is used to store farm equipment and supplies, the property is farm assessed. They would like to continue, not expand, the current nursery/horticulture operation that has been in ongoing for 35 years.

Marc Leber, Engineer – sworn. Mr. Leber explained the property is 41.8 acres with one house that has direct access from Windsor Place. The newly created lot would access from Homelands Drive. The property is in the A-1 Zone which is two acre zoning however the applicants are proposing Lot 1 will be 21.2 acres and Lot 2 would be 20.6 acres. The existing pond will remain untouched and is accessible from both properties. The applicant intends on submitting a woodlands management plan for both properties. Open to the public with no comments.

The Board approved the application subject to the applicant providing easement documents and maps as well as being marked in the field for the approval of the Engineer, Planner and Board Attorney. The applicant will comply with all comments in the Engineer and Planner's review letters, no new structures can be constructed in the easement, the grass can be mowed and agricultural use can continue if permitted by the DEP when they submit their woodland management plan.

Motion to Approve the Application:

OFFER: Crossan

SECOND: Robinson

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

NEGATIVE: None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 8:50 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 May 10, 2011 adopted by the Planning Board of the Township of Colts Neck at its meeting held on June 14, 2011.

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