

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
OCTOBER 11, 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, Malinowski, Orgo, Singer-Fitzpatrick

Absent: Hennessy and Powell

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

Approval of Minutes:

September 13, 2011 Minutes Approved:

OFFER: Malinowski

SECOND: Orgo

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engel, Corsi, Malinowski, Orgo and Singer-Fitzpatrick

NEGATIVE: None

RESOLUTIONS:

PB673A – Spencer – Block 31, Lot 19 – Route 34

Memorialization of Resolution granting a one year extension of time to the approved Preliminary and Final Major subdivision. The extension of time will begin August 11, 2011 and expire August 11, 2012.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Malinowski

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engel, Corsi, Malinowski, Orgo and Singer-Fitzpatrick

NEGATIVE: None

PB681A – Garber – Block 29, Lots 9.02 & 10.05 – Blue Bell Road

Memorialization of Resolution denying Minor Site Plan approval with Variances in the AG Zone.

Motion to Memorialize the Resolution:

OFFER: Malinowski

SECOND: Robinson

AFFIRMATIVE: Kostka, Robinson, Engel, Corsi and Malinowski

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

PB695 – DeSaye – Block 7, Lots 7.01 & 7.11 – Crine Road

Application for Preliminary and Final Major Subdivision Approval with Variances to reconfigure the common lot line between two existing lots in the AG Zone.

Five new items were marked as exhibits – review letter from Planner, review letter from Engineer, Environmental Commission’s comments, revised plans and a mounted color rendering of sheet 4. Jeff Ferrier, Esq. represented the applicant.

A.J. Garito, Engineer – sworn. Mr. Garito told the Board he straighten the lot line per the Board’s request. They are requesting the Board approve a delineated area on each lot 14,000 s.f. on one and 16,000 s.f. on the other, an open paddock area for the construction of barns and/or indoor riding arena. This area is not in a wetland but is within the 300’ riparian buffer and any new structures would require DEP approvals. They are requesting a variance to permit the barns 50’ from the property line but they would be 100’ from each other. The applicant is willing to stipulate that only agricultural structures could be placed in the two areas.

Many Board members were very concerned with giving permission for the barns without a specific location. Mr. Garito explained that a barn/indoor arena has not been designed yet and that they would need DEP approval prior to applying for building permits. However if the Board only approves a specific location, they would have to go in front of the Township Committee to move the location of the structure in a conservation easement if the by DEP requires changes.

Open to the public with no comment. Some Board members struggled with giving an approval for structures when they have no idea of their size. Michael DeSaye, applicant – sworn. Mr. DeSaye stated he was not sure what he wants at this point and would like to keep his options open. The regulations have changed since he first purchased the property. He would like to keep the entire tract but he is not sure if an agricultural structures could be built. Mr. DeSaye was also willing to keep the building area 150’ from the stream. Open to the public with no comments.

The Board felt comfortable knowing the applicant will be required to obtain DEP approval and that the structures can only be used for agricultural purposes and they must hold 150' setback from the stream, all structures.

Motion to Approve the Application:

OFFER: Schatzle

SECOND: Malinowski

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engel, Corsi, Malinowski, Orgo and Singer-Fitzpatrick

NEGATIVE: None

NEW BUSINESS:

PB688 – Overbrook Farm Estates – Block 50, Lots 4, 17 & 23 – Hockhockson Road

Application for Preliminary Major Subdivision approval with variances to create 13 ten acre farmette lots, 10 lot size averaging lots and 9 rental affordable housing growth share lots for a total of 32 lots in the AG Zone.

A letter was received from the applicant requesting this application be carried to the December meeting because the Township Committee is in the process of discussing an issue that may be relevant to this application. This is the third adjournment of this application. The Board instructed Mr. Anfuso to inform the applicant that the application is carried to December 13, 2011, however if the application is not pursued in December the Board will dismiss it without prejudice. This application is carried to the December 13, 2011 meeting with no further notice unless there is a change to the application.

PB699 – Mauro – Block 10, Lot 2 & 2.01 – 46 Cross Road

Submission for a Classification of a nine lot major subdivision consisting of two ten acre farmette, seven lot size averaging lots and two off-site affordable housing lots.

Mr. Steib, Esq. told the Board this is a Sketch Plat, the application is only here to informally get feedback from the Board and professionals.

A.J. Garito, Engineer spoke on behalf of Joe and Cecilia Mauro. Mr. Garito explained the two lots equal 58 acres in total. The Mauro's would like to keep the lots as large as possible and have developed a conforming layout. The current layout creates nine lots and they would propose two offsite affordable units. The only variance that would be required is for the front setback of the existing house and shed from the new road.

The Board thought the subdivision was well planned and liked the use of the tree lined driveway as the street making for pretty vistas.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Malinowski at 9:15 p.m. and this was seconded by Mr. Schatzle 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 October 11, 2011 adopted by the Planning Board of the Township of Colts Neck at its meeting held on November 1, 2011.

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