

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JULY 12, 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 (twenty minutes late), Hennessy, Orgo, Powell, Singer-Fitzpatrick

Absent: Malinowski

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

Approval of Minutes:

June 14, 2011 Minutes Approved:

OFFER: Robinson

SECOND: Hennessy

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

NEGATIVE: None

RESOLUTIONS:

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.

Seven new items were marked as exhibits – two review letters from the Township Engineer, review letter from the Township Planner, revised plans, Grasscrete Design packet, pamphlet from Grasscrete manufacturer and a two sided photoboard with six photos and two details.

John Giunco, Esq. represented the applicant. Mr. Giunco reminded the Board at their last hearing the Board requested more information regarding the pavers. A.J. Garito, Engineer – sworn. Mr. Garito has been in contact with the manufacturer and prepared a report. These pavers are the most superior product found and acts as a recharge. They are proposing the area from the garage on both sides be replaced with the Grasscrete. and feel this is a better solution than what was previously approved. They are also proposing to remove a portion of pavement and replace it with a grass island in the entrance area. When you look at the property from the street or from the neighbors, the area with the Grasscrete will look green. When the house was originally built there was no ordinance for lot coverage. If there was, the house most likely would not have been set back as far and possibly even designed differently, without garages on both sides of the house. Open to the public with no comments.

Mr. Giunco asked the Board to approve the application because the intent of ordinance is better met with this new plan than the one that was previously approved. All Stormwater is contained on site and exceeds requirements.

The Board appreciated the information they were given regarding the Grasscret pavers, however the ordinance still calculates them 100% towards coverage and that is how they must look at it. The previous application granted a variance to allow 20.3% coverage to allow certain amenities the applicant wanted. In that application the Board agreed they were restricted due to a hardship because of the 15% total lot coverage. The applicant agreed to limit the coverage to 20.3% by eliminating some of the existing driveway which has not been done to date. The Board did not feel there was any hardship to the applicant with this application.

Motion to Approve Application:

OFFER: Orgo

SECOND: Powell

AFFIRMATIVE: Robinson, Orgo and Powell

NEGATIVE: Kostka, Schatzle, Engel, Corsi, Hennessy

NEW BUSINESS:

PB696 – St. Mary’s Solar Farm/Phalanx Association – Block 19, Lot 18 – Phalanx Road

Application for Minor Site Plan approval to install ground mounted solar panels in the AG Zone.

Many of the Planning Board members are also members of St. Mary’s and must recuse themselves from the application. Board members from the Zoning Board of Adjustment have to be brought in to make a quorum, however not all were available to make this meeting. This application is carried to the August 9, 2011 meeting with no further notice.

PB690 – Huddy’s Inn – Block 48, Lot 19 – 20 Route 537 East

Application for a Deviation to Preliminary and Final Major Site Plan approval to retain an additional 2,365 s.f. of the Atlantic School for retail/office use as well as to modify the external appearance and footprint of Huddy’s Inn Restaurant in the B-1 Zone.

Vince Halleran, Esq. represented the applicant. Nineteen items were marked as exhibits – application, application, site plan, PB690 Resolution, Shade Tree Commission comments, Board of Health comments, Architectural Review Committee comments, Fire Marshall’s comments, Engineer’s comments, memo from Mike Steib, Esq., two review letters from Planner, Landscape Architects’ review, elevation and floor plans, Environmental Commission’s review, architectural and elevation, landscape plan and architectural plan.

John Vincenti, Engineer – sworn. Mr. Vincenti explained they have approval for this project but they are looking for two deviations. They would like to modify the footprint of the restaurant, keeping the same amount of seats. The size of the restaurant will be 253 s.f. smaller and the porch will be 257 s.f. larger, ultimately the total is 4 s.f. smaller that what was originally approved. They would also like to retain an additional 2,365 s.f. of the Atlantic School and occupy 3,165 s.f. of the current school as five tenant suites. DEP approvals are required before the restaurant can be opened and this allows the owner to start to generate some income while waiting for approvals. Open to the public with no comments. The applicant clarified they are not requesting a second sign and agreed to reduce the size of the existing sign to conform to ordinance requirements. The Board was concerned about parking during construction, it was agreed that 20 parking spaces will remain available at all times.

Michael Monroe, Architect – sworn. Mr. Monroe told the Board they needed to make the space ADA compliant by using only the first floor. They will not require any exterior changes, only interior changes to partition off the offices and not requiring any additional parking. The remainder of the school will be vacant and partitioned off from the office suites.

Ray Longobardi, applicant – sworn. Mr. Longobardi said he is waiting on the DEP issue which can take a very long time. He is in the process of a compiling a new application that will be in front of the Board that will complete the site with the overall master plan of the site. Open to the public with no comments.

The Board stipulated there can not be any medical use in the office building, the existing sign will be reduced in size to comply with zoning requirements and no other sign is proposed. There will be a minimum of 20 parking spaces available at all times, the square footage of the office space will not increase more than the exhibit A-19 and the remainder of the Meridian school will be partitioned off and remain vacant until a future application is submitted and granted.

Motion to Approve Application:

OFFER: Engel

SECOND: Robinson

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engle, Corsi, Crossan, Hennessy, Orgo and Powell

NEGATIVE: None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 10:55 p.m. and this was seconded by Mr. Robinson 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 July 12, 2011 adopted by the Planning Board of the Township of Colts Neck at its meeting held on August 9, 2011.

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