

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
NOVEMBER 1, 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 (10 minutes late), Crossan (5 minutes late) and Orgo

Absent: Hennessy, Malinowski, Powell and Singer-Fitzpatrick

Also Present: Timothy Anfusio, P.P., Doug Fryberger, Esq. and Ruth Leininger

Approval of Minutes:

October 11, 2011 Minutes Approved:

OFFER: Robinson

SECOND: Orgo

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engel and Orgo

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution for Preliminary and Final Major Subdivision with Variances to reconfigure the common lot line in the AG Zone.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Engel

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engel and Orgo

NEGATIVE: None

ADMINISTRATIVE ITEMS:

PB665 – Rada – Block 29, Lot 9 – Blue Bell Road

Request for a one year extension of time to the approved Minor Site Plan with Variances. The extension of time will begin August 13, 2011 and expire August 13, 2012.

Mr. Anfuso told the Board the applicant has fulfilled all of the conditions of approval and are able to get their building permits however there is an illness in the family. The Rada's are not able to start the construction at this time and would like the extension of time to give them some additional time. The Board inquired if one year would be enough time since it will expire in August. Mr. Rada said two years would be very helpful. The Board wanted Mr. Anfuso to confirm this application has only received one previous one year extension of time and granted two one-year extensions of time. If the applicant received more than one extension previously, then the Board only granted a one year extension of time

Motion to Approve Two Year Extension of Time:

OFFER: Robinson

SECOND: Engel

AFFIRMATIVE: Kostka, Robinson, Schatzle, Engel and Orgo

NEGATIVE: None

Review Ordinance 2011-10 modifying the Affordable Housing requirement in the Growth Share Ordinance

Mr. Anfuso explained this ordinance is a modification to the current Growth Share Ordinance. Currently the only option for a developer to fulfill their affordable housing requirement generated from a residential subdivision is to construct single family dwellings on or offsite. This ordinance gives the option of constructing a Group Home with certain parameters.

The Board felt the ordinance was consistent with the Master Plan because it gives another option for COAH. The Land Use Law allows Group homes in all residential zones and by promoting them in the Agricultural District is advancing the Land Use Law and thus the Master Plan.

OLD BUSINESS:

None

NEW BUSINESS:

None

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Orgo at 8:25 p.m. and this was seconded by Mr. Crossan 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 November 1, 2011 adopted by the Planning Board of the Township of Colts Neck at its meeting held on December 13, 2011.

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