

**DEVELOPMENT APPLICATION FORM**  
Township of Colts Neck, Monmouth County, New Jersey

Date: 5/8/2020

Development Name: CU COMMUNITY CHURCH Subdivision   
 Street Location: 249 ROUTE 537 Site Plan   
 Block # 33 ; Lot # 21  
 Application Fee Paid: \$ \_\_\_\_\_ Escrow Fee Paid: \$ \_\_\_\_\_

Application # 231033 PB739  
 Sketch Plat   
 Preliminary Plat   
 Final Plat   
 Revised Plat

Signature: [Signature] Applicant      [Signature] Owner      [Signature] Person Preparing Plat  
 Name: CHRISTOPHER BELOSKY, TRUSTEE      CU COMMUNITY CHURCH      AJ GARIBAY PE, CME  
 Address: 25 MERCHANTS WAY, COLTS NECK, NJ      TWO RIVER ENGINEERING & ARCHITECTURE  
 Phone: (732) 462-2779      ( )      (732) 866-0111  
 Fax: ( )      ( )      ( )

STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER:

I, \_\_\_\_\_, the owner of Lot(s) 21 in Block 33 in the Township of Colts Neck, Monmouth County, New Jersey hereby acknowledge that the application of CARIS BELOSKY for development of said property is made with my complete understanding and permission in accordance with an agreement of purchase or option agreement entered into between me and the applicant stated herein.

Signature: [Signature]

IF VARIANCES OR WAIVERS REQUESTED:

(1)	Ordinance Section	Waiver or Variance		Brief Explanation
		W	V	
(2)	_____	W	V	_____

PROPOSED DEVELOPMENT:

Zoning District: A-1 Total Area of Tract: 570,101.69 SF

- Is any Open Space Proposed to be Dedicated to the Township?      yes       no
- Road Widening Required or Proposed?      yes       no
- Are there Existing Covenants/Deed Restrictions on Property?      yes  (attach copies)      no
- Are there Proposed Covenants/Deed Restrictions on Property?      yes  (attach copies)      no
- All Utilities to be Installed Underground as Required?      yes       no
- Storm Water Management Plan Attached?      yes  (attach copies)      no
- Is there a Low/Moderate Income Housing Component?      yes  (attach copies)      no
- Have Applications Been Made to State for:
  - LOI for wetland boundaries and classification      yes       no  See Note Below
  - Stream Encroachment      yes       no
  - Highway Access      yes       no
  - Other: \_\_\_\_\_      yes       no

(Continued...)

**Residential:**

Total Tract Acreage: 13.09 acres

Cluster Zoning Option Used? yes  no

No. Of Dwelling Units: \_\_\_\_\_

Acreage Dedicated to Twp.: \_\_\_\_\_ acres

	<u>Ordinance</u>	<u>Proposed</u>	<u>Check if Variance Req'd</u>	<u>Add Other Comments</u>
Minimum Lot Area	sf	sf	<input type="checkbox"/>	N/A
Minimum Lot Width	ft	ft	<input type="checkbox"/>	
Minimum Lot Depth	ft	ft	<input type="checkbox"/>	
Minimum Front Yard	ft	ft	<input type="checkbox"/>	
Minimum Side Yard	ft	ft	<input type="checkbox"/>	
Minimum Rear Yard	ft	ft	<input type="checkbox"/>	
Maximum Building Height	ft	ft	<input type="checkbox"/>	
Maximum Coverage				
Building	%	%	<input type="checkbox"/>	
Pavement, etc.	%	%	<input type="checkbox"/>	
Total Lot Coverage	%	%	<input type="checkbox"/>	
Minimum Off-Street Pkg/Unit*			<input type="checkbox"/>	
Minimum Open Space Req'd	%	%	<input type="checkbox"/>	

**Non-Residential:**

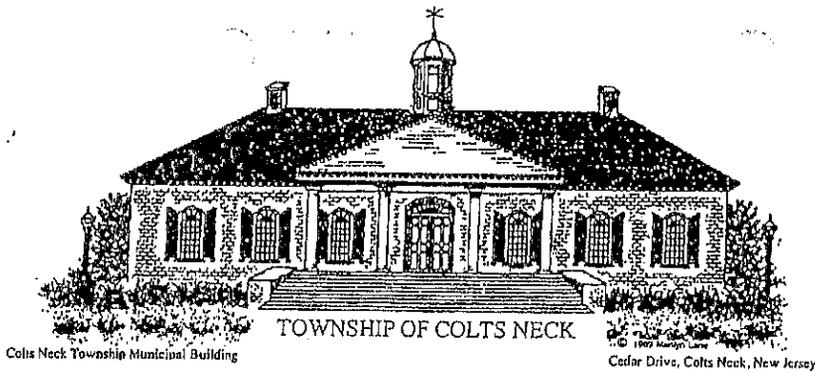
Total Tract Acreage: 13.09 acres

Gross Floor Area: \_\_\_\_\_ square feet

	<u>Ordinance</u>	<u>Proposed</u>	<u>Check if Variance Req'd</u>	<u>Add Other Comments</u>
Minimum Lot Area	sf	sf	<input type="checkbox"/>	*SEE SITE PLANS
Minimum Lot Width	ft	ft	<input type="checkbox"/>	
Minimum Lot Depth	ft	ft	<input type="checkbox"/>	
Minimum Front Yard	ft	ft	<input type="checkbox"/>	
Minimum Side Yard (Accessory building)	ft	ft	<input type="checkbox"/>	
Minimum Rear Yard	ft	ft	<input type="checkbox"/>	
Maximum Building Height	ft	ft	<input type="checkbox"/>	
Maximum Coverage				
Building	%	%	<input type="checkbox"/>	
Pavement, tanks, etc.	%	%	<input type="checkbox"/>	
Total Lot Coverage	%	%	<input type="checkbox"/>	
Maximum Floor Area Ratio			<input type="checkbox"/>	
Minimum Off-Street Parking* (Based on 1 space/ _____ sf)			<input type="checkbox"/>	
Minimum Off-Street Loading			<input type="checkbox"/>	
Minimum Open Space Req'd			<input type="checkbox"/>	

\* NOTE: Spaces which block another space do not count toward the minimum number of parking spaces required in the ordinance, i.e. the driveway space behind the space in the garage, or similar circumstances.

Other Comments:



Colts Neck, New Jersey 07722

## PLANNING BOARD

# DEVELOPER'S ESCROW AGREEMENT

PLEASE READ THE FOLLOWING INFORMATION AND SUBMIT A SIGNED ORIGINAL ACKNOWLEDGING YOUR CONSENT, AS PART OF YOUR APPLICATION.

### Article 4 Section 411

"Escrow Account Deposits" are minimums required, promulgated on the basis of the applicant submitting a complete application and plans. The applicant shall be responsible and pay the Township of Colts Neck upon notification, for any additional costs for professional services involved with the review, reports, expert advice or testimony, or other information required in the process of an application before a municipal agency.

The "Escrow Account Deposits" are required to pay the costs of professional services including engineering, planning, legal and other expenses connected with the review of submitted materials, including any traffic engineering review of the submitted materials, or any special analysis related to the Planning Board or Zoning Board of Adjustment's review of the submitted materials, or any necessary studies regarding "off tract" improvements. An applicant is responsible to reimburse the Township of Colts Neck for all expenses of professional personnel incurred and paid by the Township for the review process of an application for development and/or appeal before a municipal agency, such as, but not limited to:

1. Charges for reviews by professional consultants and/or professional personnel of applications, plans and accompanying documents;
2. Issuance of reports by professional consultants and/or professional personnel to the municipal agency setting forth recommendations resulting from the review of any documents submitted by the applicant;
3. Charges for any telephone conference or meeting requested or initiated by the applicant, his attorney or any of his experts or representatives;
4. Review of additional documents submitted by the applicant and issuance of reports relating thereto;
5. Review of proposed or prior easements, developers agreements, deeds, resolutions or the like;

6. Preparation for and attendance at all meetings by Professionals such as Planning Consultant, Traffic Engineer or other experts as required; and
7. The cost of expert advice or testimony obtained by the municipal agency for the purpose of corroborating testimony of applicant's experts.
8. The use of a court reporter or transcriber is at the discretion of the applicant. The applicant bears the responsibility of retaining a court reporter or transcriber if the applicant deems such services to be necessary. If a transcript of any proceedings made, the applicant shall provide a copy of the same to the Township free of charge.

### CERTIFICATION

The Undersigned, the Developer/Applicant and Owner understand that a sum, to be determined by the Administrative Officer, will be deposited in an Escrow Account, in accordance with the Ordinances of the Township of Colts Neck. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and/or other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen days. I, the Developer/Applicant, as signed below, acknowledge familiarity with the procedures set forth in the Colts Neck Township Land Use Code for submittals and required action and agree to be bound by it.

The Applicant and Owner agree that if no payment is made within thirty (30) days of receipt of the request for same, the Township may bring a legal action against the Applicant and Owner for the collection of same. The Applicant and Owner will be responsible for all of the Township's fees including legal fees at the regular hourly rate charged by the Township's Attorney and costs in connection therewith in addition to all pre-judgment and post-judgment interest. Any legal action commenced by the Township shall be in addition to, and not an alternative to, any other rights or remedies Colts Neck may have under this escrow agreement, the ordinances of the Township or the laws of the State of New Jersey.

The Owner hereby agrees that if and in the event the amounts required under this agreement are not paid, same shall be deemed to be a lien on the above described property and shall be collectible as in the case of taxes by the adoption of a resolution of the Township Governing Body upon receipt of a certification that the amounts are due and owing in contravention of this agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the date first above written.

WITNESS:

[Signature]

[Signature]  
(Applicant)

WITNESS:

Carole A. Puzoski

[Signature]  
(Owner)

STATE OF NEW JERSEY )  
SS:  
COUNTY OF MONMOUTH)

BE IT REMEMBERED, that on the 22 day of APRIL 2020  
before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared,  
who acknowledged under oath, to my satisfaction, that he/she:

- (a) is named in and personally signed this document; and
- (b) signed, sealed and delivered this document as his/her act and deed.

Crystal D. Kaplan

CRYSTAL D. KAPLAN  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50093121  
My Commission Expires 11/1/2021

Date: 5/5/20

COLTS NECK TOWNSHIP

EROSION CONTROL

AGREEMENT

Colts Neck Township Planning Board:

Subdivision or Site Identification:

COLTS NECK COMMUNITY CHURCH

In accordance with Colts Neck Development Ordinance (504, A and 611) req. for wind and water erosion and siltation control, the following protection measures will be taken starting from the beginning of construction and continuing until the Performance Bond is released and the site improvements accepted by the Township:

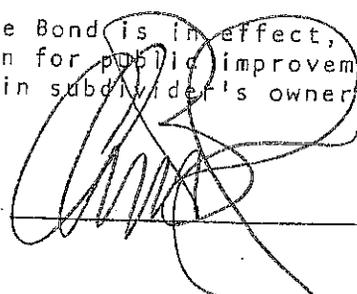
- (1) Drainage system will be installed before roads, driveways, parking areas or other site improvements are made. After installation of drainage system, the areas around the catch basins will be undercut to form sediment basins to trap sediment and whatever other measures are necessary will be taken to prevent soil or other foreign material from entering the drainage system. Before streets and/or parking areas are paved, in all areas where the lands adjacent to, and 50 feet back from, the curbs are level or above the top of the curb grade, this area (i.e., road shoulder) between the edge of the curb and the edge of the right-of-way shall be graded so as to provide a temporary drainage swale parallel to the curb and it shall be a minimum of 8 inches deep (i.e., below top of curb) for the complete length of the curb. At low spots and other places where accumulated water would run over the curbs or cause erosion on greenways or on adjacent lands; siltation ponds shall be constructed and equipped with pipe or equivalent overflow devices.
- (2) After installation of street, driveway or parking area base hard surface, hay bales solidly secured in place or temporary walls, a minimum of 5 inches high, will be installed and maintained around catch basins' grates to form temporary sediment basins in the street, driveways or parking areas to catch sediment. All sediment collected in such basins will be removed from the street, driveway or parking area surface by the end of the first working day following a rain. This protection will be continued until all potential sources of erosion into streets, driveways or parking areas are removed or fully stabilized.
- (3) After street, driveway or parking area hard surface has been installed, all necessary measures will be taken to prevent, or immediately remove any soil or other material that is subject to being washed into the drainage system, from

2.

soil from being washed over curbs into streets, driveways or parking areas. Curb-cut areas will be protected by grading, stone and/or other suitable means to assure that soil is not washed into the streets or that construction vehicles do not tract significant amounts of soil onto the streets.

- (4) Grading will be limited to land needed for immediate construction; only undesirable trees will be removed and structures positioned so as to minimize removal of desirable trees. Soil areas disturbed by construction will be protected by a mulch, temporary cover crop and/or other suitable means as soon as practicable to minimize wind and water erosion. Slopes subject to erosion will be protected by mulch, burlap, salt hay with tack coat of tar, stepboards and stakes and/or suitable other means until a stand of ground cover or grass is obtained and the slopes are stabilized. By means of grading, use of berms, siltation ponds and other suitable means erosion into the drainage system, onto greenways or off-site will be prevented on or from the site.
- (5) If for any reason the project is shut down for any extended length of time, such as during the winter months, all work already started will be brought to as near a completed stage as deemed necessary to prevent on-site or off-site wind or water erosion or siltation during this period. By September 15th of each year, all disturbed areas shall be fully protected from erosion.
- (6) At all times and especially at the close of each work day, all construction areas will be placed in such a condition that a rain and/or wind storm will not cause significant erosion or siltation of drainage systems, greenways, or off-site areas.
- (7) All underground utilities under streets, driveways or parking areas will be installed before the base course pavement is installed.

During the period that the Maintenance Bond is in effect, the above erosion control measures will be taken for public improvement and greenway areas and for all property remaining in subdivider's ownership and/or under subdivider's control



A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is highly cursive and difficult to decipher.

PB739

App. # 281033

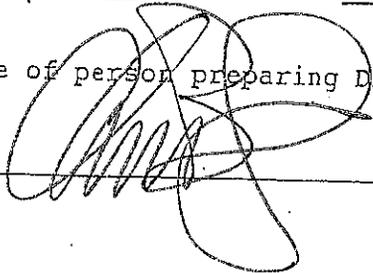
Applicant CW COMMUNITY CHURCH

Date 4/20/2020

Block 33

Lot 21

Signature of person preparing Disclosure Statement:



DISCLOSURE STATEMENT

Pursuant to N.J.S.40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners, exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name COLTS NECK COMMUNITY CHURCH  
Address 25 HERBERT WAY COLTS NECK NJ  
Interest 100%

Name \_\_\_\_\_

Address \_\_\_\_\_

Interest \_\_\_\_\_

Name \_\_\_\_\_

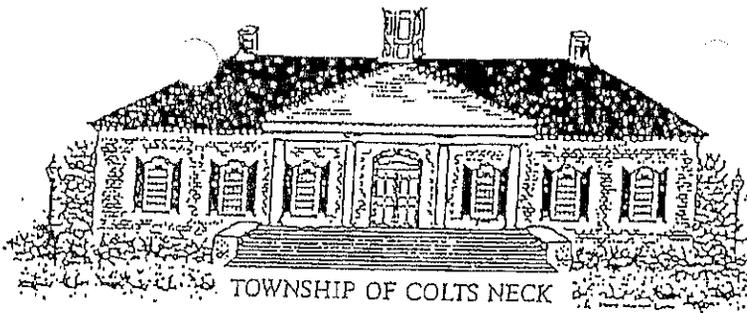
Address \_\_\_\_\_

Interest \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Interest \_\_\_\_\_



Colts Neck Township Municipal Building

Cedar Drive, Colts Neck, New Jersey

Colts Neck, New Jersey 07722

HOLD HARMLESS

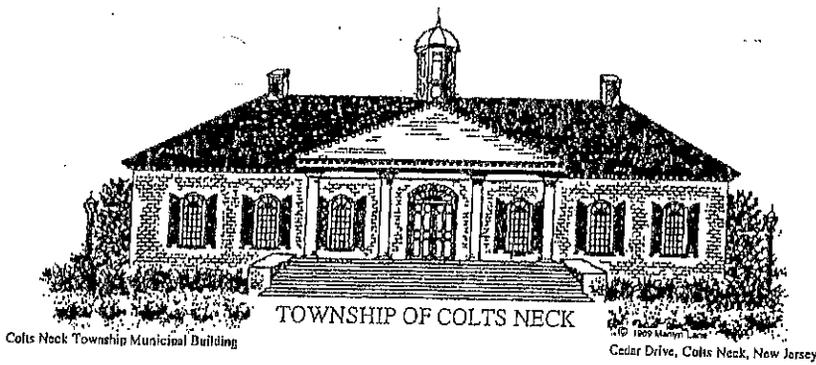
Date: 4/20/2020

Gentlemen:

The undersigned will at all times hold harmless the Township of Colts Neck and its Officers and Engineer from any loss due to damage resulting from the grading, drainage, or development of the lands designed as Block 33 Lot 21 on the Tax Map of Colts Neck Township commonly known as 249 ROUTE 537, Colts Neck, New Jersey, sustained or incurred by reason or in consequence of development and site improvements in accordance or conditionally approved as the same appears on file in the office of the Planning Board of the Township of Colts Neck, Application No. 2B1033 - PB739

The assurances herein contained are intended to fully comply with the requirements of Section 504A of the Colts Neck Development Regulations Ordinance.

WITNESS our hand and seal this 22 day of April 2020



PLANNING BOARD

APPLICATION # PB739 ZB1033 APPLICANT CW COMMUNITY CHURCH  
BLOCK # 33 LOT # 21 ADDRESS: 249 ROUTE 537

TECHNICAL REVIEW COMMITTEE ACKNOWLEDGEMENT

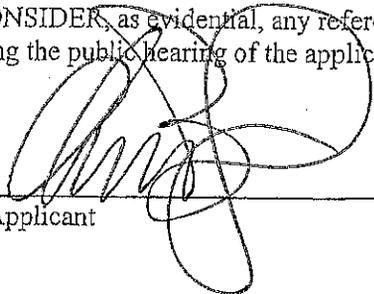
THE UNDERSIGNED, being the applicant herein, or the authorized agent of said applicant, hereby acknowledge that any review of its application by the Technical Review Committee is for the purpose of ensuring that the application is technically complete pursuant to the Ordinance requirements in order to ensure that sufficient information has been provided for the Planning Board to make an educated determination with respect to the application. The review of the subcommittee is technical in nature and NON-BINDING on the full Planning Board.

No comments, suggestions or recommendations made by the Committee, or any member thereof, shall be considered to constitute the recommendation of the Planning Board nor will such recommendation be binding on the Planning Board.

The applicant recognizes and acknowledges that the opinions of individual Planning Board Members and/or the full Planning Board may differ from those of the Committee or its Members.

The Planning Board SHALL NOT CONSIDER, as evidential, any reference to the proceedings before the Technical Review Committee during the public hearing of the application and SHALL NOT consider itself bound in anyway thereby.

5/5/20  
Date

  
Applicant

/rl

FOR BOARD  
USE ONLY

TO BE CHECKED  
BY APPLICANT

- |  | <u>YES</u> | <u>NO(*)</u> |
|--|------------|--------------|
| ( ) 6. For Final Major Site Plan, eight paper copies of complete Final Major Site Plan plats (ie. same set of plats that received Preliminary Approval retitled and corrected to show any proposed or "as installed" changes). | ✓          | _____        |
| ( ) 7. Three copies of identification of information missing and reasons for not providing required information at this time.  | N/A        | _____        |

\* On a separate page list all items not provided, with appropriate ordinance reference, example: 634.A.1 or 707.1.A.1(a)(6) and reasons for not providing required information at this time and when it will be provided.

\*\* Reference in Colts Neck Township Development Regulations Ordinance.

CERTIFICATION BY APPLICANT AND PERSON  
COMPLETING THIS FORM (Both must sign)

I (We) believe the above information is accurate, I (we) understand that "certification of the application as complete" determines the commencing of the applicable time period for action by the approving authority and understand that certification of the application for time period purposes does not mean that all applicable ordinance requirements have been met or that all required information, data and/or documents required for approval of the application have been received or that any waivers have been granted.

Signed: [Signature]  
(Applicant)

Dated: 5/5/20

[Signature]  
(Person preparing this Checklist)

Dated: 4/22/2020

TOWNSHIP OF COLTS NECK  
124 CEDAR DRIVE, COLTS NECK, NJ 07722  
TEL (732) 4625470; FAX (732) 431-3173

ARCHITECTURAL REVIEW COMMITTEE

Application No.: 281033 PB739

Applicant's Name: CW COMMUNITY CHURCH, c/o CHRISTOPHER BELOSKY,  
TRUSTEE

Project Street Address: 249 ROUTE 537

Project: Block No: 33 Lot No: 21

Project Zone: A-1 Lot Size: 13.09 ± AC

Project Summary: CONSTRUCTION OF CHURCH + PARKING LOT

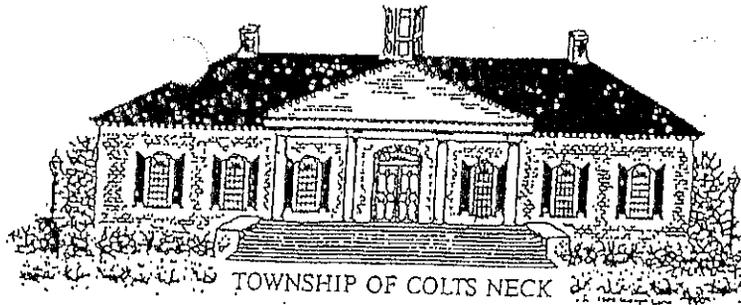
Date Reviewed: \_\_\_\_\_

PROJECT'S EXTERIOR MATERIALS - COMMITTEE'S CRITIQUE TO FOLLOW

Roof:	Material <u>METAL SIDING</u> <u>SEAM</u>	Color <u>BROWN</u>
Siding:		
Front Elev:	Material <u>METAL SIDING</u> <u>HFG. STOVE VENEER</u>	Color <u>GREEN</u> <u>BROWN</u>
Right Side Elev:	Material <u>METAL SIDING</u> <u>HFG. STOVE VENEER</u>	Color <u>GREEN</u> <u>BROWN</u>
Left Side Elev:	Material <u>METAL SIDING</u> <u>HFG. STOVE VENEER</u>	Color <u>GREEN</u> <u>BROWN</u>
Rear Elev:	Material <u>HFG. STOVE VENEER</u> <u>METAL SIDING</u>	Color <u>GREEN</u> <u>BROWN</u>
Exposed Found'n:	Material <u>HFG STOVE VENEER</u>	Color <u>BROWN</u>
Exposed Chimney:	Material <u>N/A</u>	Color <u>N/A</u>
Windows:	Material <u>METAL FRAME</u>	Color <u>BLACK</u>
Terrace/Deck:	Material <u>N/A</u>	Color <u>N/A</u>

Other Exterior Elements And Their Colors:

N/A



Colts Neck Township Municipal Building

Cedar Drive, Colts Neck, New Jersey

Project Name: CB COMMUNITY CHURCH Application # 2B1037 PB739

Block number: 33 Lot number(s): 21

EIA completion or revision date: \_\_\_\_\_

COLTS NECK TOWNSHIP  
ENVIRONMENTAL IMPACT ASSESSMENT FORM

The preparation of an Environmental Impact Assessment (EIA) Form constitutes a request for a waiver of the Environmental Impact Report (EIR) requirement in the Colts Neck Development Regulations Ordinance (DRO) section 611. Other reasons for preparing it are: (1) to assist the applicant in planning and designing the project, (2) to describe the proposed project to municipal agencies, (3) to assess the project's impact on the environment, (4) to determine whether or not an EIR is required and (5) if it is determined that an EIR is required, to help determine what specific subjects the EIR should address.

ALL QUESTIONS SHALL BE ANSWERED IN THE MANNER INDICATED.

If in the opinion of the Planning Board, with the advice of the Environmental Commission, the proposed project will have a significant impact on the environment, then the applicant will be required to furnish an EIR, in accordance with the "Environmental Impact Report Guidelines", a copy of which is obtainable from the Township Administrator. Applicants planning projects with clear environmental implications may pass the EIA step and prepare only the EIR.

NOTE: Whenever a Yes or No response requires that specific material be provided, that material shall be complete, credentialed professionals (e.g., a plant list must be done by a field botanist.) Wherever an adverse impact is indicated, include a detailed description of the anticipated impact, and the steps to be taken to minimize the impacts. Cite Federal, State, and local statutes, ordinances and other sources for the answers. A general community reference is the Natural Resources Inventory for Colts Neck (NRI).

Revised April 3, 1996

All numbers in the text (e.g., 611) are references to the applicable DRO sections.

A. PROJECT IDENTIFICATION

1. Date of submission: 5/8/2020
2. Planning Board Application Number: \_\_\_\_\_
3. Project Name: CD COMMUNITY CHURCH
4. Streets abutting site: ROUTE 537
5. Tax map section: A-1 Block: 33 Lot(s): 21
6. Zoning Classification: RESIDENTIAL
7. Name, address and phone number of:

Owner(s):

COLTS NECK COMMUNITY CHURCH  
25 MERCHANTS WAY, COLTS NECK, NJ 07722

If Corporation, President:

Person(s) in charge of project:

CHRIS DURKIN, PASTOR  
CHRISTOPHER PENOSKY, TRUSTEE

8. Person(s) preparing this EIA:

AJ GARITO, JR PE, CHE  
PO BOX 155, COLTS NECK, NJ 07722  
732-866-0111

B. PROJECT DESCRIPTION

1. Total site area: 13.09 acres. Involved in project: 6.46 acres.  
Balance: 6.49 acres.
2. (701 & 711) Is site to be subdivided? Yes \_\_\_\_\_ No   
How many lots? 0
3. Min. lot size: \_\_\_\_\_ sq.ft.; \_\_\_\_\_ acres. Max lot size: \_\_\_\_\_ sq.ft.  
\_\_\_\_\_ acres.
4. (6083.3.) Percent in dedicated areas: \_\_\_\_\_%; Percent in roads: \_\_\_\_\_%; Greenways: \_\_\_\_\_%  
Easements: List by type and indicate percentage of site contained in each. N/A  
A. \_\_\_\_\_  
B. \_\_\_\_\_  
C. \_\_\_\_\_
5. Is project an expansion of an existing developed plan?  
Yes \_\_\_\_\_ No  If Yes, indicate percent of expansion proposed: \_\_\_\_\_  
Building square footage: \_\_\_\_\_ Developed acreage: \_\_\_\_\_
6. If single phase project, estimated period of construction: 12 months.  
Construction to begin \_\_\_\_\_ after final approval.
7. If multi-phase project, number of phases: \_\_\_\_\_  
Is phase 1 dependent on subsequent phases? Yes \_\_\_\_\_ No \_\_\_\_\_ N/A  
Construction to begin \_\_\_\_\_ after final approval.  
Est. phase 1 completion date: \_\_\_\_\_; Est. final phase completion: \_\_\_\_\_
8. Does project involve or depend upon state or federal funding? Yes \_\_\_\_\_ No . Are any state or federal permits required? Yes \_\_\_\_\_ No . If yes, specify \_\_\_\_\_
9. Non-residential use:  
Percent in parking area: 13 % Percent in driveways/walks 3 %  
Percent in buildings: 4 % Total percent in impermeable surface 20 %. Number of buildings: 1; Height of tallest building 25 ft. Total floor space of all building(s): \_\_\_\_\_ sq. ft. Describe intended use of building(s): 22,557 SF CHURCH  
Projected employee pop: 10; No. of employee parking spaces: \_\_\_\_\_; Visitors per day, est.: \_\_\_\_\_; No. of visitor parking spaces: \_\_\_\_\_; Hours of operation: \_\_\_\_\_ A.M. to \_\_\_\_\_ P.M. 175 TOTAL SPACES PROVIDED
10. (617 & 711) Residential/use:  
Total dwelling units: \_\_\_\_\_; Average bedrooms per unit: \_\_\_\_\_  
Average market price per unit: \$ \_\_\_\_\_  
Height of tallest residential structure: \_\_\_\_\_ ft.; Other structures: \_\_\_\_\_ ft. N/A
11. Present land use: Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Agricultural \_\_\_\_\_  
Residential \_\_\_\_\_ Undeveloped  Other \_\_\_\_\_
12. (616 & 641) Grading estimate (in cu. yds.) According to N.J. highway standards. BALANCED  
Amount of cut: \_\_\_\_\_ Type(s) of material: \_\_\_\_\_  
Amount of fill: \_\_\_\_\_ Type(s) of material: \_\_\_\_\_  
Amount to leave site \_\_\_\_\_ Type(s) of material: \_\_\_\_\_  
Amount to enter site \_\_\_\_\_ Type(s) of material: \_\_\_\_\_

\*NOTE: If no material enters or leaves the site, cumulative must equal fill. All fill entering the site must be documented as to source and type.

13. Soils: According to 10' deep soil log test, what is the predominant soil type(s) on site? \_\_\_\_\_  
Was bedrock encountered? \_\_\_\_\_ If so, at what depth? \_\_\_\_\_
14. Construction: Construction hours: 8 A.M to 6 P.M.  
Maximum construction vehicle arrivals using Township streets per day: \_\_\_\_\_. Maximum number of construction workers on site at any one time \_\_\_\_\_.
15. Potable water supply: Type of well:  Aquifer: \_\_\_\_\_  
Est. depth of well: 200 ft. If more than one well per lot is proposed, specify number, use and depth of each: \_\_\_\_\_
16. Sewage disposal during construction: N/A gal/day; After const.: 2000 gal/day. Method of disposal during construction: PORTABLE TOILETS  
After construction: SEPTIC SYSTEM
17. Solid waste during const.: N/A cu.yds./day; After const.: N/A cu.yds./day; Method of disposal during construction: DUMPSTER  
Method after construction: \_\_\_\_\_
18. (610) Estimated peak runoff from project: \_\_\_\_\_ cu.ft.sec in \_\_\_\_\_ year storm. SEE STORMWATER MANAGEMENT REPORT
19. Max. number of vehicle trips per day on twp. roads after completion: N/A
20. For all ponds and streams on site show depth: \_\_\_\_\_ Other dimensions: \_\_\_\_\_ N/A
21. (615) Does this project include demolition or abandonment of any building or other manmade structures (fences, manure piles, etc.)? Yes \_\_\_\_\_ No  If yes, specify the means of disposal for each component, including but not limited to asbestos, petroleum by-products and other chemical substances and underground tanks: \_\_\_\_\_
22. Has site been disturbed in any way in the two years preceding this application? Yes \_\_\_\_\_ No  If yes, specify: \_\_\_\_\_
23. Specify water conservation employed: Aerators on all sinks? Yes  No \_\_\_\_\_. Shower head flow rates: \_\_\_\_\_ gal/min. Toilets: \_\_\_\_\_ gal./flush. Other: \_\_\_\_\_

SEE SOIL LOGS ON SITE PLAN

C. ENVIRONMENTAL COMPONENTS Check YES if any of the following are either present on site or off the site and impacted by the project.

- |   | <u>YES</u> | <u>NO</u>                           |
|---|------------|-------------------------------------|
| 1. Will the level of particulates, odors or hazardous gases increase? | _____      | <input checked="" type="checkbox"/> |

	<u>YES</u>	<u>NO</u>
2. Will noise levels increase above normal, ambient levels?	---	<u>X</u>
3. Will the amount of stray light or shadows be increased?	---	<u>X</u>
4. Are unusual geological formations or land forms present?	---	<u>X</u>
5. Are any slopes greater than 15% present?	---	<u>X</u>
6. Is soil erosion now occurring on the site?	---	<u>X</u>
7. Are there fossil beds, archaeological sites or cemeteries present?	---	<u>X</u>
8. Is water table less than 4 ft. deep during the peak rain period?	---	<u>X</u>
9. Is the percolation rate over 40 min/in or under 5 min/in?	---	<u>X</u>
10. Are meadowlands present, or to be created or altered?	---	<u>X</u>
11. Are wetlands present, or to be created or altered?	---	<u>X</u>
12. Are floodplain <u>present</u> , or to be created or altered?	---	<u>X</u>
13. Are flood hazard areas <u>present</u> , or to be created or altered?	---	<u>X</u>
14. Are drainage ditches present, or to be created or altered?	---	<u>X</u>
15. Is streams present, will they be altered?	---	<u>X</u>
16. Are any ponds present, or to be created or altered?	---	<u>X</u>
17. Are native grasslands present, or to be created or altered?	---	<u>X</u>
18. Are mature native understory plants present, to be planted or removed?	---	<u>X</u>
19. Are any mature native forest trees present? If Yes, will any be removed?	---	<u>X</u>
20. Are any rare, threatened or endangered plant species present?	---	<u>X</u>
21. Are any rare, threatened or endangered animal species present?	---	<u>X</u>
22. Are any unique fish or shellfish species present?	---	<u>X</u>

Unless included on other maps, a map shall be provided showing all of the above listed components for which YES was checked. A map must be included showing soils with location and type as identified by USDA Soil Conservation Service or other recognized sources. Information on drainage class, permeability and erodibility shall be included. A description of all components present shall be submitted as well as details of all proposed alterations to them and the impact thereof. Native grassland species, mature native trees, and understory plants must be identified by species, as must all rare, threatened or endangered plant and animal species. All federal, state and local statutes and ordinances regulating an components that are checked YES above shall be cited along with the description of proposed actions.

	<u>YES</u>	<u>NO</u>
D. <u>INFRASTRUCTURAL COMPONENTS:</u> Check YES OR NO		
1. Will existing capacities of the local schools (K-8) be exceeded by enrollments from this project? Current capacity: _____ Current enrollment _____ Projected enrollment _____	_____	<u>X</u>
2. Will existing regional (9-12) school capacities be exceeded by enrollments from this projects? Current capacity: _____ Current enrollment _____ Projected enrollment _____	_____	_____
3. Will the project require expansion of the existing First Aid Squad?	_____	<u>X</u>
4. Will the Fire Department have to be expanded?	_____	<u>X</u>
5. Will the Police Department have to be expanded?	_____	<u>X</u>
6. Will area hospitals or health facilities need expansion?	_____	<u>X</u>
7. Will recreational programs have to be expanded or facilities added?	_____	<u>X</u>
8. Will this project cause a drop in any water supply aquifer?	_____	<u>X</u>
9. Will existing roadways have to be expanded because of this project?	_____	<u>X</u>
10. Will any new safety hazards (fire, explosions, etc.) be created?	_____	<u>X</u>
11. Will municipal solid waste/recycling programs have to be expanded?	_____	<u>X</u>
12. Will any existing sewage disposal facilities have to be expanded?	_____	<u>X</u>
13. Will the existing neighborhood character be changed by this project?	_____	<u>X</u>
14. Will the 100-year flood line be raised by runoff from this project?	_____	<u>X</u>
15. Will the 100-year flood line be raised more than 0.2 feet?	_____	<u>X</u>
16. Will the quality of potable surface water or ground water be impacted?	_____	<u>X</u>
17. Will this project create secondary infrastructural stresses in the community (e.g. increased Mt. Laurel obligations)?	_____	<u>X</u>
18. Will this project include any new infrastructural components for the community to offset impacts?	_____	<u>X</u>
19. Are there any special preservation districts, parks, cemeteries, permanent open spaces, green areas, Green Acres, recreations areas, wildlife sanctuaries, fishing streams, National or State landmarks, or other scenic, unusual or unique areas either designated or undesignated on or within 200 feet of this site?	_____	<u>X</u>
20. Will effluent from sewage system/septic system drain into wetlands or any other environmentally sensitive area?	_____	<u>X</u>
21. Are there any easements, rights-of-way, etc., on the site?	_____	<u>X</u>

If YES is checked for any of the above, include a detailed description of the anticipated impacts and steps that have been taken to minimize such impacts.

TOWNSHIP OF COLTS NECK CHECK LIST  
 ELIMINARY MAJOR SUBDIVISION  
 OR  
 PRELIMINARY MAJOR SITE PLAN

Application For: Preliminary Major Subdivision ( )  
 Preliminary Major Site Plan ✓

Application No.: 281033 PB739 Date Received  
 By Board: 5/8/2020

Project Name: CU COMMUNITY CHURCH Block(s): 33

Applicant's Name: CHRISTOPHER BELOSKY Lot(s): 21

Latest Issue Date of Plat Cover Sheet: 2-13-20

NOTICE

THIS FORM MUST BE COMPLETED AND RETURNED TO THE ADMINISTRATIVE OFFICER WITH THE SUBDIVISION OR SITE PLAN APPLICATION WHEN FILED; FAILURE TO INCLUDE ALL ITEMS REQUIRED ON SUBMITTED PLANS OR ATTACHMENTS MAY RESULT IN THE APPLICATION BEING CONSIDERED INCOMPLETE FROM A SUBMISSION STAND POINT AND CERTIFICATION AS A COMPLETE APPLICATION DENIED. TO BE CONSIDERED AT A REGULAR BOARD MEETING; ALL INFORMATION AND DOCUMENTS MUST BE RECEIVED BY THE BOARD A MINIMUM OF TEN (10) DAYS PRIOR TO THE MEETING.

FOR BOARD  
 USE ONLY

TO BE CHECKED  
 BY APPLICANT  
 YES NO(\*)

- |  |     |       |
|--|-----|-------|
| ( ) 1. Three copies of completed application and check list.   | ✓   | _____ |
| ( ) 2. Required fee per Section 411 (**)   | ✓   | _____ |
| ( ) 3. Three copies of signed and dated "Colts Neck Township Erosion Control Agreement".   | ✓   | _____ |
| ( ) 4. Three copies of signed and notarized "Hold Harmless" form.  | ✓   | _____ |
| ( ) 5. Three copies of a complete "Environmental Impact Report"(EIR) per Section 611 or a request of a waiver of the full EIR in the form of three copies of completed "Environmental Impact Assessment" form. | ✓   | _____ |
| ( ) 6. Three copies of any protective and/or restrictive covenants or deed restrictions or easements applying to the lands being developed.  | N/A | _____ |

FOR BOARD  
USE ONLY

TO BE CHECKED  
BY APPLICANT  
YES NO(\*)

- ( ) 7. Three copies of Drainage Calculations per Section 510. ✓
- ( ) 8. For Preliminary Major Subdivision, eight (8) complete sets of plats of the subdivision providing the date and information required in Section 506 and applicable Sections of Article 6 and in conformance with the requirements of Article 7. N/A
- ( ) 9. For Preliminary Major Site Plan, eight (8) complete sets of plat plans of the site plan providing the data and information required in Section 507 and applicable Sections of Article 6 and in conformance with the requirements of Article 7. ✓
- ( ) 10. Three copies of identification of information missing and reasons for not providing required information at this time. N/A

\* On a separate page list all items not provided, with appropriate ordinance reference, example: 634.A.2 or 707.1.A.1(a)(6) and reasons for not providing required information at this time and when it will be provided.

\*\* Reference in Colts Neck Township Development Regulations Ordinance.

CERTIFICATION BY APPLICANT AND PERSON  
COMPLETING THIS FORM (Both must sign)

I (We) believe the above information is accurate, I (We) understand that "certification of the application as complete" only determines the commencing of the applicable time period for action by the approving authority and understand that certification of the application for time period purposes does not mean that all applicable ordinance requirements have been met or that all required information, data and/or documents required for approval of the application have been received or that any waivers have been granted.

Signed: [Signature]  
(Applicant)

Dated: 5/5/20

[Signature]  
(Person preparing this Checklist)

Dated: 4/22/2020

CHECK LIST NO. 4  
TOWNSHIP OF COLTS NECK  
FINAL MAJOR SUBDIVISION  
OR  
FINAL MAJOR SITE PLAN

Application For: Final Major Subdivision ( )  
Final Major Site Plan (✓)

Application No.: 287033 PB739 Date Received  
By Board: 5/8/2020

Project Name: CV COMMUNITY CHURCH Block(s): 33

Applicant's Name: CHRISTOPHER BEPOSKY Lot(s): 21

Latest Issue Date of Plat Cover Sheet: 2-13-20

NOTICE

THIS FORM MUST BE COMPLETED AND RETURNED TO THE ADMINISTRATIVE OFFICER WITH THE SUBDIVISION OR SITE PLAN APPLICATION WHEN FILED: FAILURE TO INCLUDE ALL ITEMS REQUIRED ON SUBMITTED PLANS OR ATTACHMENTS MAY RESULT IN THE APPLICATION BEING CONSIDERED INCOMPLETE FROM A SUBMISSION STAND POINT AND CERTIFICATION AS A COMPLETE APPLICATION DENIED. TO BE CONSIDERED AT A REGULAR BOARD MEETING: ALL INFORMATION AND DOCUMENTS MUST BE RECEIVED BY THE BOARD A MINIMUM OF TEN (10) DAYS PRIOR TO THE MEETING.

FOR BOARD USE ONLY	TO BE CHECKED BY APPLICANT	
	YES	NO (*)
( ) 1. Three copies of completed application and check list.	✓	_____
( ) 2. Required fee per Section 411 (**).	✓	_____
( ) 3. Approved and accepted Guarantees per Section 412 (ie. Performance Guarantee must be a Letter of Credit or Cash, Maintenance Guarantee can be Surety, Cash or Letter of Credit - both must be on Colts Neck Township form and be accepted by the Township Committee before application can be accepted or certified).	N/A	_____
( ) 4. Certification that Real Estate Taxes are paid to date.	✓	_____
( ) 5. For Final Major Subdivision, eight paper copies of complete Final Major Subdivision Plats (ie. same set of plats that received Preliminary approval retitled and corrected to show any proposed or "as installed" changes) plus one cloth tracing of the sheet(s) to be filed (ie. paper copies of this sheet(s) should also be included with the eight paper copies above).	N/A	_____

TOWNSHIP OF COLTS NECK  
PRINT DISTRIBUTION SHEET

Date: 5/15/2020

Application # PB739  
ZB1033

To: Engineer Construction Official Tax Assessor Shade Tree Planner  
Architectural Review Board of Health Environmental Commission  
Attorney Planning Board File Township Landscape Architect  
Business Preservation Fire Council

Prints On File in Planning Board Office for Your Review:

First Aid Road Department Recreation Traffic & Safety

Re: Minor Major Site Plan Subdivision Variance  
Sketch Plat Preliminary Final Revision

Applicant: CN Community Church Block: 33 Lot: 21

Issue Date: 2/13/20 Revision Date: \_\_\_\_\_

For Your Comments X Signed Copy - For Your Records \_\_\_\_\_

Public Hearing Scheduled: \_\_\_\_\_

T.R.C. Scheduled: June 16 2020

All Comments Due By: \_\_\_\_\_

No Comment \_\_\_\_\_  
(Signature) (Date)

PLANNING/ZONING BOARD OF ADJUSTMENT  
CHECK DISTRIBUTION SHEET

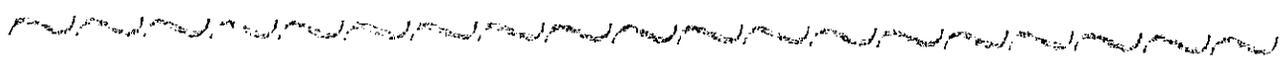
Date: May 19, 2020

Application # PB739  
281033

Application Name: Colts Neck Community Church

Block: 33 Lot: 21

Address: 249 Route 537



Prelim. AP \$ 9,750.<sup>00</sup>  
Final Application Fee: 3,875.<sup>00</sup>

Inspection Fee: \_\_\_\_\_

Tax Map Fee: \_\_\_\_\_

Cash Performance Bond: \_\_\_\_\_

Escrow Fee: \$ 15,634.<sup>00</sup>

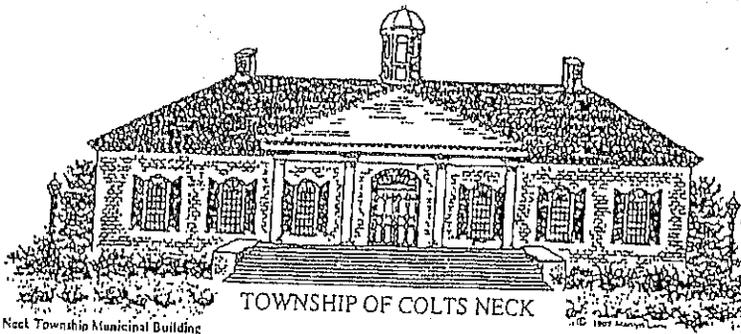
Street Opening Permit: \_\_\_\_\_

Other: \_\_\_\_\_

Affordable Housing Trust Fund: \_\_\_\_\_

Circle One

- Sketch Plat
- Minor Subdivision
- Major Subdivision
- Major Site Plan
- Minor Site Plan
- Variance
- Preliminary
- Final
- Change of Use Variance
- Grading Plan Review
- Street Opening



Colts Neck Township Municipal Building

TOWNSHIP OF COLTS NECK

Cedar Drive, Colts Neck, New Jersey

PLANNING BOARD

TAX COLLECTOR'S CERTIFICATION

P13739

APPLICATION NUMBER 281033

DATE 5/8/2020

APPLICANT NAME COLTS NECK COMMUNITY CHURCH

ADDRESS 25 MERCHANTS WAY, COLTS NECK, NJ 07722

I, \_\_\_\_\_, Tax Collector for the Township of Colts Neck do hereby certify and affirm that no taxes are due or delinquent on Block 33, Lot 21 as shown on the Tax Map of the Township of Colts Neck.

Taxes paid through \_\_\_\_\_ Quarter on \_\_\_\_\_

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

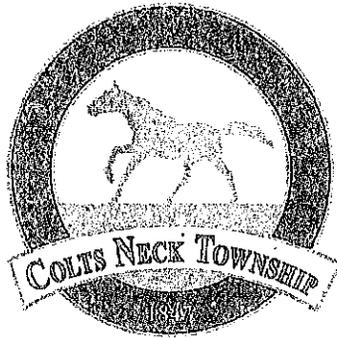
\_\_\_\_\_  
Applicant Signature

5-20-20

2nd Qtr taxes delinquent.

CAH

DCTC



March 11, 2020

A.J. Garito  
Two River Engineering  
P.O Box 155  
Colts Neck N.J. 07722

RE: Proposed Colts Neck Community Church  
Block 31, Lot 10.01 *21*  
Colts Neck Township  
Monmouth County, New Jersey 07722  
TRE Project # 18130

Dear Mr. Garito,

The Colts Neck Health Department is in receipt of a letter from your office dated February 27, 2020, and hand delivered into this office on Thursday March 6, 2020.

I have looked over the information you have supplied. Due to the extent of this project (ie: various activities; threshold near 2,000-gpd, etc) the health department will require TWA approval from the NJDEP to verify the total design flow calculations for the facility.

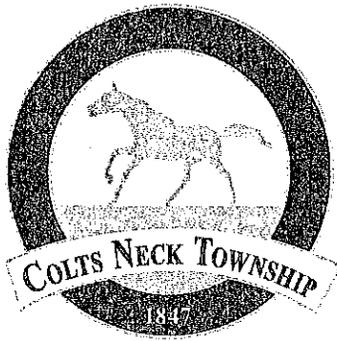
Please forward the Health Department a copy of the approved TWA and all other pertinent information as it becomes available.

Sincerely,

Thomas Frank

Health Officer

Colts Neck Health Department



May 21, 2020

RE: Proposed Colts Neck Community Church  
Block 31, Lot 21  
Colts Neck Township  
Monmouth County, New Jersey, 07722  
~~ZB1033~~ PB739

As mentioned in my letter to Mr. Garito from Two River Engineering, dated March 11, 2020 and attached, the Health Department will require TWA approval from the NJDEP to verify the total design wastewater flow calculations for this project. This NJDEP review will assist in determining which agency has jurisdictional authority for this project.

Please forward the Health Department a copy of the completed TWA application and all other supporting documents being submitted to the NJDEP as they become available.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Frank', is written over the typed name.

Thomas Frank

Health Officer

Colts Neck Health Department

Colts Neck Township . 124 Cedar Drive . Colts Neck, NJ 07722

Tel: 732.462.5470 . Fax: 732.431.3173

[www.coltsneck.org](http://www.coltsneck.org)

TOWNSHIP OF COLTS NECK  
PRINT DISTRIBUTION SHEET

PB739

Date: 5/15/2020

Application # 281033

To: Engineer Construction Official Tax Assessor Shade Tree Planner  
Architectural Review Board of Health Environmental Commission  
Attorney Planning Board File Township Landscape Architect  
Business Preservation Fire Council

Prints On File in Planning Board Office for Your Review:

First Aid Road Department Recreation Traffic & Safety

Re: Minor Major Site Plan Subdivision Variance  
Sketch Plat Preliminary Final Revision

Applicant: CN Community Church Block: 33 Lot: 21

Issue Date: 2/13/20 Revision Date: \_\_\_\_\_

For Your Comments X Signed Copy - For Your Records \_\_\_\_\_

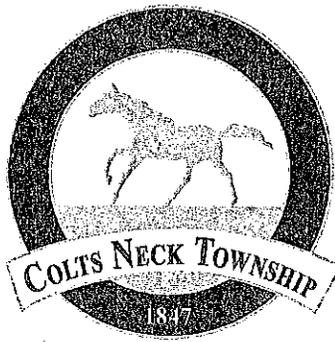
Public Hearing Scheduled: \_\_\_\_\_

T.E.C. Scheduled: JUNE 16 2020

All Comments Due By: \_\_\_\_\_

Please See Attached

No Comment [Signature] 5/21/20  
(Signature) (Date)



May 28, 2020

A.J. Garito, P.E.  
TWO RIVER ENGINEERING  
P O Box 155  
Colts Neck, New Jersey 07722

**RE: *Colts Neck Community Church  
Conditional Use Permit, Preliminary & Final Major Site Plan  
PB7393 – Block 33, Lot 21 – 249 Route 537***

Dear Mr. Garito:

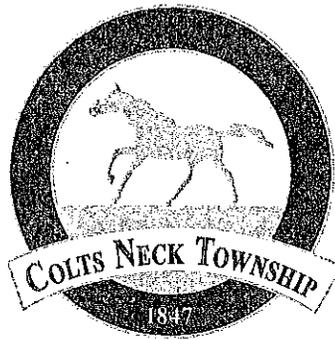
Thank you for submitting the above referenced application for Conditional Use Permit, Preliminary and Final Major Site Plan Approval. This application has been scheduled for a completeness review at 3:30 p.m. in the Planning Department on June 16, 2020. Please note, if the Governor's Executive Order is not lifted by this date, the meeting will be held using Zoom Video Conferencing. A Zoom invitation will be sent to you at a later date.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Timothy Anfusio', is written over the typed name.

Timothy Anfusio, P.P.  
Township Planner  
TA/hs



June 3, 2020

Mr. A.J. Garito  
TWO RIVER ENGINEERING  
P O Box 155  
Colts Neck, New Jersey 07722

**RE: *Colts Neck Community Church  
Conditional Use Permit, Preliminary & Final Major Site Plan  
PB7393 – Block 33, Lot 21 – 249 Route 537***

Dear Mr. Garito:

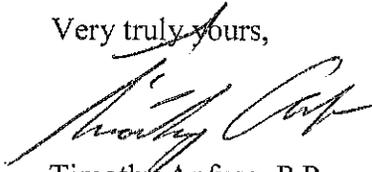
I have reviewed the Preliminary and Final Plat Major Site Plan for Colts neck Community Church prepared by Two River Engineering dated February 15, 2020 and comment that the plans are incomplete for review. Upon a submission of the following I will perform a second completeness review.

- Section 102-36A1 Submission of 3 copies of a Survey of Property performed within the past five years.
- Section 102-36A1 Submission of 3 copies of the soil sampling and Preliminary Assessment.
- Section 102-36A2 Submission of proof that all property taxes are paid to date.
- Section 102-36A2 Submission of a Disclosure Statement.
- Section 102-38D1a8 Shading all areas containing slopes greater than 3:1.
- Section 102-38D1a16 Providing the location, species and size or all trees greater than 10” in DBH
- Section 102-38D1a17 Clear labeling of areas intended for tree removal
- Section 102-38D1a18 Providing tree protection for wood areas to remain
- Section 102-38D1a19 Providing the application number in the title box
- Section 102-38D2a Providing the location and size of any proposed façade sign.
- Section 102-38D2a Providing floor plans and elevations
- Section 102-38D2c Providing the limits of the wooded area along the rear of the tract and clearing for the outfall structure.
- Section 102-38D2c Labeling buffer areas
- Section 102-38D2c Providing the location of the freestanding sign

- Section 102-38D2e Providing a description of operation clearly describing the times and type of activities conducted on the property each day of the week
- Section 102-38D2h Labeling all easements (conservation, scenic corridor & ect.) with metes and bounds descriptions.
- Section 102-38D2h Providing the section number and wording of all easements in the General Notes
- Submission of additional completeness items requested by the Township Engineer

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Timothy Anfuso, P.P.  
Township Planner  
TA/rl

# Colts Neck Fire Prevention Bureau

124 Cedar Drive

Colts Neck, NJ 07722

Phone (732) 409-7134 Fax (732) 462-8460

Email: FirePrevention@ColtsNeck.org

June 5, 2020

Attn.: Tim Anfuso  
Colts Neck Zoning Board  
124 Cedar Drive  
Colts Neck, NJ 07722

RE: Application #ZB1033 – CN Community Church  
Block 33 / Lot 21

Dear Mr. Anfuso,

In reference to the above application, please have the 'Fire Lane – No Parking' designated on the site plan.

If you have any questions, feel free to contact me.

Best regards,



Robert H. Zander  
Fire Marshall

# The Board of Chosen Freeholders of the County of Monmouth

## DEPARTMENT OF PUBLIC WORKS & ENGINEERING

**JOHN W. TOBIA**  
Director of Public Works & Engineering  
Email: jwtobia@co.monmouth.nj.us



**JOSEPH M. ETTORE**  
County Engineer  
Email: engineer@co.monmouth.nj.us

**DIVISION OF ENGINEERING  
& TRAFFIC SAFETY**  
Hall of Records Annex  
Freehold, New Jersey 07728  
Telephone: (732) 431-7760  
Fax: (732) 431-7765

May 26, 2020

### MEMORANDUM

**TO: Joe Barris, Director of Planning**

**FROM: Victorino B. Zabat, P.E., Principal Engineer**

**RE: CNSP 10060 - Community Church  
C.R. 537, Freehold-Colts Neck Road  
Block 33, Lot 21  
Township of Colts Neck**

The following items were received by this office in connection with the above-referenced site plan application:

1. Preliminary & Final Plat, Major Site Plan, Colts Neck Community Church, Block 33, Lot 21, Township of Colts Neck, Monmouth County, New Jersey,, dated Feb. 13, 2020 (15 sheets)

Please request the following from the applicant and applicant's engineer, so that we can continue our review:

1. Indicate right-of-way centerline of C.R. 537, Colts Neck Road. Provide survey references.
2. Provide dimensions from the centerline of C.R. 537, Colts Neck Road to:
  - a. Right-of-way fronting site;
  - b. edge of pavement fronting site;
  - c. right-of-way and curb or edge of pavement opposite site.
3. Identify the watercourse bounding the site to the north and west. Indicate direction of flow.
4. Storm runoff from the site is tributary to County Structure A 40, Yellow Brook at Muhlenbrink Road. A Bridge Assessment will not be necessary at this time.
5. Indicate the following on the Site Plan and Grading Plan, sheets 3 and 4 of 15, respectively:
  - a. Complete metes and bounds of the right-of-way dedication. Metes and bounds along the centerline of C.R. 537, Colts neck Road and along side property lines were not indicated;
  - b. area of dedication, in acres and sq.ft.;

continued

To: Joe Barris, Director of Planning  
From: Victorino B. Zabat, Principal Engineer

Page: 2 of 3  
RE: CNSP 10060

- 5.c. grantee of dedication;
- d. provide a deed of dedication, with parcel description.
6. Clearly indicate existing and proposed edge of pavement, using distinct line types or lineweights, on the Site Plan, Grading Plan and Monmouth County Route 537 Plan, sheets 3, 4 and 5 of 15, respectively.
7. Indicate utility poles to be relocated on the Site Plan and Grading Plan, sheets 3 & 4 of 15, respectively. Provide a reference to the Monmouth County Route 537 Plan, sheet 5 of 15.
8. Place a note on the Site Plan, Grading Plan and Monmouth County Route 537 Plan, sheets 3, 4 and 5 of 15, respectively regarding relocation of utility poles:

If inspection reveals less than six (6) ft. clear distance between utility poles and curb or edge of pavement, all subsequent utility pole relocations shall be at contractor's expense.

9. A ten (10) ft. curb transition was indicated on the east side of the driveway, at C.R. 537, Colts Neck Road, while none was indicated on the west side. Will the remainder of the frontage be curbed?  
If so, then indicate proposed curb along the site frontage. Provide TC and BC elevations at 50-ft. intervals.  
If curb is not proposed along the frontage, then provide a 10-ft. curb transition at the west side of the driveway. Clearly indicate TC and BC elevations at each end of the transition curb, for both transitions.
10. Provide a North arrow on the Site Plan, Grading Plan and Monmouth County Route 537 Plan, sheets 3, 4 and 5 of 15, respectively, and on all affected plan sheets.
11. Indicate a sawcut, offset 2-ft. from existing edge of pavement, along proposed pavement widening.
12. Pavement width transition at the westerly end of the frontage is incorrect. This transition should be 15L : 1W, i.e. for the 8-ft.± pavement widening, the length of transition should be  $15 \times 8 = 120\text{-ft.}\pm$ . Re-compute and revise.
13. Provide road cross-sections at 50-ft. intervals. Provide the following at each cross-section:
  - a. Elevations at centerline, existing edge of pavement, proposed edge of pavement or top and bottom of curb;
  - b. cross-slopes over existing pavement, cross-slopes over widened pavement;
  - c. sawcut, offset to sawcut, proposed pavement courses.
14. County Route 537, Colts Neck Road has a posted speed limit of 50 mi./hr. Therefore the change in cross-slope must not exceed 2.48% over 100-ft. or 1.24% over 50-ft. Revise as necessary.
15. On the Monmouth County Route 537 Plan, sheet 5 of 15, a dimension "2.00" was placed at Sta. 4+11 ±. What does this represent? The dimension does not measure 2-ft. Revise or eliminate as necessary.

continued

To: Joe Barris, Director of Planning  
From: Victorino B. Zabat, Principal Engineer

Page: 3 of 3  
RE: CNSP 10060

16. Provide details for:
  - a. Monmouth County curb and pavement repair. Standard County curb has 8-in. W base x 20-in. H x 6-in. W top with 6-in H reveal. Standard County pavement consists of 2-in. thick Hot Mix Asphalt (HMA) Mix 9.5M64 surface course, over 6-in. thick HMA 19M64 base course, over 6-in. thick dense graded aggregate base course. Label pavement courses.
  - b. ten (10) ft. long tapered curb;
  - c. traffic sign positioning. Provide minimum 7-ft. vertical clear distance from bottom of sign to finished ground or pavement, minimum 2-ft. horizontal clear distance from side edge of sign to curb or edge of pavement. Provide corresponding dimensions.

Please request that the applicant and applicant's engineer provide an itemized response to this request.

Please remind the applicant and the engineer that responses may result in additional requests and / or conditions on the application.

c: Joseph M. Ettore, County Engineer  
Ming Y. Kao, Assistant County Engineer  
Raymond W. Bragg, Chief Engineer  
Vince Cardone, Principal Engineer II  
Victor Furmanec, Principal Planner  
Phyllis Harrington, Principal Planning Aide  
File

PB 739  
PBF

# MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX  
ONE EAST MAIN STREET  
FREEHOLD, NEW JERSEY 07728-1255  
(732) 431-7460

## Site Plan Action

Our File # CNSP10060

This is to inform the Township of Colts Neck Planning Board

that the Site Plan Application of Christopher Benosky

known as Colts Neck Community Church

located in Tax Map Block 33 Lot 21

Owned by: Colts Neck Community Church

Drawn by: Two River Engineering

and dated 2/13/2020, was received in this office on 5/8/2020. On 5/26/2020 the following action

was taken by the:  X Development Review Committee  Planning Director

X Conditional Approval

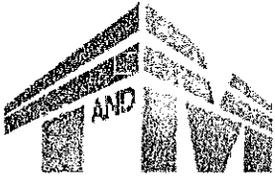
If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

Note: County review is made only on items covered by statutory authority.

### Conditions:

1. Receipt of a letter requesting withdrawal of the prior subdivision application (CNMJ715) for the property.
2. The frontage improvements shown on Sheet 5 are consistent with the previously approved frontage improvements. However, the site driveway is in a different location than the formerly proposed subdivision road and is closer than permitted pursuant to Section 5.2-11 of the county's development regulations. The driveway shall be relocated to provide the required ten-foot setback from the side property line.
3. The roadway improvement plan shows a proposed shift in the painted centerline of approximately one foot. The plan shall be revised to avoid moving the painted centerline so that new pavement reflectors will not have to be installed, and (more importantly) the pavement will not have to be repaired where the existing pavement reflectors are located. The applicant does not propose any paving beyond the widened portion of County Route 537.
4. The following notes should be added to Sheet 5:
  - a. All traffic control devices shall be in conformance with the current Manual On Uniform Traffic Control Devices (MUTCD), Monmouth County, and NJDOT standards as applicable.
  - b. Any existing traffic control devices in conflict with the proposed shall be removed.
  - c. Signs shall be installed in front of those utilities or features that may affect sign visibility.
  - d. Sign materials and posts and the installation thereof shall be consistent with the current version of NJDOT details 612-4 and 612-5 and NJDOT Specifications.
  - e. Signs that are required to be reset shall be installed on new sign posts.
  - f. Striping layout shall be approved by the County Engineer or his representative prior to installation.
  - g. Pavement reflector and castings (where required) shall meet Monmouth County spacing and material requirements





YOUR GOALS. OUR MISSION.

## Completeness Review for Colts Neck Community Church

June 11, 2020 - COPB-R1005

Block 33 Lot 21 - Appl PB-739

Prepared By: Glenn R Gerken PE, Board Engineer *GLG*

### Documents reviewed:

1. Application dated May 8, 2020 along with Developers Escrow Agreement, Erosion Control agreement, Disclosure statement, Hold Harmless Agreement, Tech Review Committee Acknowledgement and Environmental Impact assessment form. Also submitted were Checklist No 3 & 4 for Preliminary Major Subdivision and Final Major Site Plan Applications.
2. Preliminary and Final Major Site Plans prepared by Two River Engineering, containing 15 sheets dated 2/13/2020.
3. Stormwater Management Report prepared by Two River Engineering dated 2/19/2020.

The above documents have been reviewed for administrative completeness to determine if all materials required have been provided. I find the following items have not been provided or need changing:

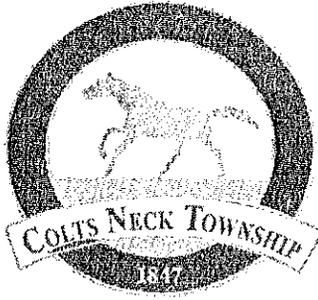
#### A. Preliminary and Final Major Site Plans:

1. On the cover sheet General Note 1 references a survey and a copy of that must be submitted.
2. On the cover sheet in the zoning table it does not provide the proposed areas outside of the 150' SWRPA; the 300' Riparian Zone; and the area outside of all easements.
3. The 150 ft. Scenic Corridor should be labeled. The dimension is there but it is not labeled.
4. No architectural plans showing the floor plan and building elevations have been submitted.
5. In the Storm Water Management Report in Appendix 4 the Conduit Outlet Protection Calculations and the Emergency Spillway Calculations were not included. Also, Appendix 5 was not provided for the GSR-32 Groundwater Recharge Analysis Spreadsheet.
6. I do not see a detail for the Outlet Control Structure.
7. The application number should be placed on each sheet.
8. A soil log should be taken in the proposed detention basin and a permeability test performed.
9. On sheet 4 the 150 ft. line and the 300 ft. line must be provided.
10. On the predevelopment and post development plans the limits of the areas must be clearer and labeled. There are so many dashed lines it is difficult to distinguish.



June 11, 2020  
Sheet 2

11. On the lighting plan, it is difficult to distinguish the 2 different fixtures. I believe one is darker than the other. But the table labels them A and B. The A or B should be labeled on the plan view at each fixture.
12. Discussion with the Township Planner should take place to determine if greenway type markers will be required along the 150 ft. or 300 ft. line



## ARCHITECTURAL REVIEW COMMITTEE REPORT

Date: June 23, 2020

Application Number: ZB1033

Block: 33      Lot: 21

Applicant Name: CN Community Church

c/o Paster Chris Durkin

Applicant Address: 25 Merchants Way

Property Address (if different from above): Block: 33      Lot: 21- Vacant Land

The Colts Neck Architectural Review Committee reviewed the above application during the June 23, 2020 Architectural Review Committee meeting and offers the following:

- Recommends approval or approval subject to the comments below
- Recommends revisions based on the comments below
- Not within Architectural Review Committee purview, no comment

Comments:

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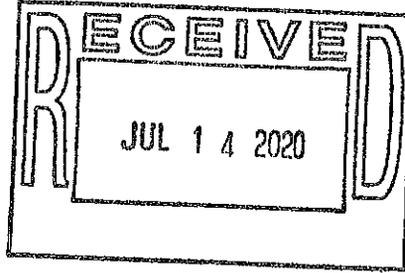
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CLEARY | GIACOBBE | ALFIERI | JACOBS LLC



SALVATORE ALFIERI, Partner  
[salfieri@cgajlaw.com](mailto:salfieri@cgajlaw.com)

Reply to: Matawan Office

PB739  
PBF

July 8, 2020

Township of Colts Neck  
124 Cedar Drive  
Colts Neck, NJ 07722  
Attn: Timothy Anfuso, PP

RE: Colts Neck Community Church  
Block 33, Lot 21 – 249 Route 537

Dear Mr. Anfuso:

As you may know I represent Colts Neck Community Church with reference to the above matter. Enclosed please find the Resolution authorizing Glen Dalakian to execute any and all documents or submissions relating to the site plan application and the Disclosure of Ownership statement indicating there are no shareholders as the applicant is a non-profit religious corporation.

If you should require anything further please do not hesitate to contact this office.

Very truly yours,

Salvatore Alfieri  
SA/jdm  
Encl.

Cc: Anthony J. Garito, PE w/out encl.  
Client w/out encl.

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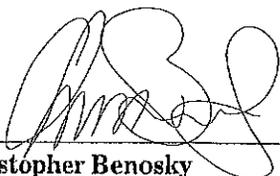
**Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753**  
Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601  
Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 201 644-7601

# Resolution

**BE IT RESOLVED THAT** the transaction referred to below is approved, and the Glen J. Dalakian, Sr., president this corporation be and they are hereby directed, authorized and empowered to execute, acknowledge and deliver such documents, instruments and papers and perform such acts as may be legally, properly and reasonably required or necessary for the purpose of executing any and all applications for development of the property located at 249 Route 537, Colts, Neck, New Jersey.

I, Christopher Benosky, trustee of Colts Neck Community Church, a corporation of New Jersey CERTIFY that the foregoing is a true copy of a Resolution as it appears in the records of the corporation and as was duly and legally adopted at a meeting of the Board of Directors of the corporation called for that purpose and held on June 1 2020, pursuant to and in accordance with the Certificate of Incorporation and Bylaws thereof; that it has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

Date: June 30, 2020

  
\_\_\_\_\_  
Christopher Benosky, Trustee

**TOWNSHIP OF COLTS NECK  
DISCLOSURE OF OWNERSHIP**

**APPLICANT NAME:** Colts Neck Community Church

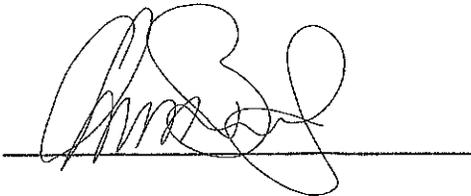
**BLOCK:** 33, Lot 21

Disclosure Pursuant to 62-2838(b)

Colts Neck Community which has applied to the Township of Colts Neck Planning Board for permission for Site Plan approval, therefore, discloses the name(s) and addresses of all stockholders or individual partners who own ten percent (10%) or more of its stock or of ten percent (10%) or greater interest in the partnership as the case may be:

<b>Name of Stockholder</b>	<b>Address</b>	<b>Percent of Interest</b>
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Colts Neck Community Church is a Not for Profit organized under the laws of the State of New Jersey. There are no shareholders.



Christopher Benosky, Trustee

TOWNSHIP OF COLTS NECK  
PRINT DISTRIBUTION SHEET

Date: 7/29/2020

Application # PB 739

To: Engineer Construction Official Tax Assessor Shade Tree Planner  
Architectural Review Board of Health Environmental Commission  
Attorney Planning Board File Township Landscape Architect  
Business Preservation Fire Council

Prints On File in Planning Board Office for Your Review:

First Aid Road Department Recreation Traffic & Safety

Re: Minor Major Site Plan Subdivision Variance  
Sketch Plat Preliminary Final Revision  
Conditional Use

Applicant: C.N. Community Church Block: 33 Lot: 21

Issue Date: 2/13/20 Revision Date: 7/7/20

For Your Comments X Signed Copy - For Your Records \_\_\_\_\_

Public Hearing Scheduled: 8/11/2020

T.R.C. Scheduled: \_\_\_\_\_

All Comments Due By: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

No Comment \_\_\_\_\_  
(Signature) (Date)

## Colts Neck Community Church Facilities Use

The existing Colts Neck Community Church has been in town for more than 40-Years and has followed a similar format for that time period. The flow of people for the use of the Church Facility is detailed below. The primary peak use of the building is on Sunday mornings. The anticipation of people flow is that a Maximum of 476 People may attend a Sunday Service and from there disburse throughout the facility for activities before, during and after the actual services. It would be very unusual to expect, even at peak times, any more than this number in the building at any one time.

- 1) The Church Service, which consists of 20-Minutes of Music and then Bible Teaching by the Pastor, is held in the Sanctuary (Max of 476 Seats), approximately 1-Hour long with people initially attending with their children.
- 2) 20-Minutes into the Service the Children are dismissed to attend Sunday School classes until the Parents leave the Sanctuary.
- 3) The Classrooms are used for Sunday School purposes, typically keeping children occupied while their parents attend Church Services. There has never been and there are no plans for a School of any kind in the building.
- 4) After the Sunday morning service, a fraction of the attendees (perhaps 20% or so) remain in the building for Coffee and fellowship discussions.
- 5) The adult Classrooms may be in use by a small number of people before or after Sunday Services (or occasional weeknights) for short periods of time.
- 6) Food Service area will not be a Full Commercial Kitchen. This will be used primarily for the Coffee and Bagels Prep for after Sunday Services and warming any foods (brought from home) for small groups that may meet within the Church family from time to time.
- 7) The Church does not rent the facility to outside organizations for events.
- 8) The Offices are used by our 4 Pastors and 1 Receptionist (a Total of five employees) Monday through Friday. Typically, the Pastors will be participating in the Service in the Sanctuary when a Service is conducted, and the offices will not be occupied at that time.
- 9) The Foyer/Waiting space (outside the Sanctuary entrance) is for people to wait until services start or to allow flow of people in and out of the building before and after Services.

July 27, 2020

Tim Anfuso, PP  
Township Planner  
Colts Neck Township  
124 Cedar Drive  
Colts Neck, NJ 07722

RE: **Colts Neck Community Church (PB 7393)**  
Block 31, Lots 10.01  
Township of Colts Neck  
Monmouth County, New Jersey  
**TRE Project # 18130**

Dear Mr. Anfuso:

Enclosed, please find ten (10) copies of revised Subdivision Plans.

In accordance with your review letter dated June 3, 2020, the following revisions have been made:

1. Enclosed please find three (3) copies of the referenced Survey of Property.
2. Enclosed please find three (3) copies of the soil sampling. The Preliminary Assessment is being delivered the applicant.
3. The applicant will provide proof that all taxes are paid to date.
4. The applicant's attorney has provided the disclosure statement.
5. All areas of slopes greater than 3:1 is shaded and can be found on sheet 2.
6. The location, species and size of all trees greater than 10" in DBH are shown on sheet 2.
7. Areas intended for tree removal are shown on sheet 4.
8. Tree protection for wooded areas to remain is shown on sheet 4.

9. The application number is shown in the title box on all the sheets.
10. It is our understanding that no façade sign is proposed. If one is proposed, it will be shown on the architectural plans.
11. It is our understanding that floor plans and elevations have been provided by the applicant's architect.
12. The wooded area along the rear of the tract and clearing for the outfall structure is shown on the plans.
13. The buffer area along the easterly property line is labeled.
14. The free-standing sign location is shown on the plans.
15. The applicant will provide a description of operations clearly describing the times and type of activities on the property each day of the week.
16. All easements have been labeled with meets and bound descriptions.
17. Section number and wording of all easements have been provided in the General Notes on sheet 1.

In accordance with Glenn Gerken's review letter dated June 11, 2020; the following revisions have been made:

Preliminary and Final Major Site Plan Comments:

1. Enclosed please find three (3) copies of the referenced Survey of Property.
2. The Cover Sheet zoning table has been revised to include areas outside 150' SWRPA, areas outside the 300' Riparian Zone and areas outside of all easements.
3. The 150' Scenic Corridor has been labeled and dimensioned.
4. It is our understanding that floor plans and elevations have been provided by the applicant's architect.
5. Appendix 4 and Appendix 5 are included in this submission.
6. The detail sheet has been revised to include an outlet control structure detail.
7. The application number has been placed on all sheets.

8. A soil log has been performed in the detention basin and a permeability test is included in this submission.
9. The 150' line and 300' line are included on sheet 4.
10. The pre-development and post-development drainage area maps have been revised to be clearer.
11. The lighting plan has been revised to distinguish between the two proposed fixtures.
12. Greenway markers are proposed along the proposed Conservation Easement.

Should you have any questions or require additional information, please do not hesitate to contact me at the number above.

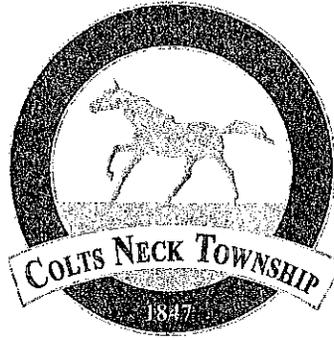
Very truly yours,

**TWO RIVER ENGINEERING**

A handwritten signature in black ink, appearing to read 'A.J. Garito, Jr.', written over a horizontal line.

A.J. Garito, Jr. PE, CME

cc: Christopher Benosky (owner / applicant)  
Glen Dalakian (CNCC)  
Reverend Chris Durkin (CNCC)  
Salvatore Alfieri, Esq.



July 28, 2020

Mr. Salvatore Alfieri, Esq.  
Cleary, Giacobbe, Alfieri, Jacobs, LLC  
P O Box 533  
Matawan, New Jersey 07747

**RE: *Colts Neck Community Church  
Conditional Use Permit, Preliminary & Final Major Site Plan  
PB739 – Block 33, Lot 21 – 249 Route 537***

Dear Mr. Alfieri:

Please be advised that the public hearing has been scheduled for Tuesday, August 11, 2020. Since this will be a virtual meeting you must notice all property owners within 200 feet, public utilities and publish a Notice of Hearing in the Asbury Park Press.

Due to the Covid-19 Pandemic State of Emergency, the meeting will be conducted virtually through Zoom Video Conferencing. All exhibits (applications, maps, reports, etc.) must be filed with the Planning Board a minimum of 14 days prior to the scheduled hearing date.

In addition to the Notice requirements contained in the Municipal Land Use Law, all Notices must include the following:

*Due to the Covid-19 Pandemic State of Emergency the Colts Neck Township Planning Board meeting scheduled for Tuesday, August 11, 2020 at 7:30 p.m. will be held using the Zoom Video Conferencing platform.*

*Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.*

*Attending Using a Device*

*If attending using a device, you will be able to see and hear the members of the Planning Board while they conduct their meeting. Your microphone will be muted during the meeting. However,*

during the Public Comment portion of the meeting, you will be able to "raise your hand" and have your microphone unmuted in order to make a comment. If you'd rather, you can click on the Q&A icon at any time throughout the meeting and submit a written comment that will be read aloud during the Public Comment portion of the meeting.

To join the meeting use the link on the Colts Neck Township web site home page <https://www.colts-neck.nj.us/> or join the meeting at:

<https://us02web.zoom.us/j/81199603037?pwd=d1dkMEs4M2hMVkJFOVFiREUveFhSUT09>

The password to attend is 313257. You will be asked to enter your name and email address.

Attending via Telephone

If attending via telephone only, you will be able to hear the Planning Board while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

Use the following phone number to join the meeting 1-669-900-6833. Use Meeting ID: 811 9960 3037 and Password: 313257

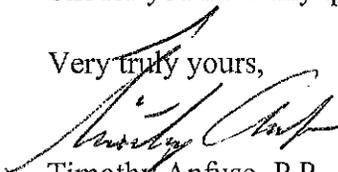
All plans, maps and papers regarding this matter are on file with Planning Board and are available for public inspection on the Colts Neck Township Planning Board website at <https://www.colts-neck.nj.us/administration/boards/planning-board/> If you are unable to access the application documents, please contact Timothy Anfuso, Township Planner at 732-409-7135 to schedule an appointment.

If you have any questions prior to the meeting regarding Zoom Video Conferencing, feel free to call Planning Department at 732-409-7135 who will be hosting the meeting.

In addition, Proof of Service, copy of the Notice of Hearing, certified mail receipts, Affidavit of Publication and original Tax Assessor's List must be received seven days prior to the hearing date for this application to be heard.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Timothy Anfuso, P.P.  
Township Planner

