



Meeting Minutes February 2, 2009

Members

Present – David Kostka, Liaison Jarrett Engel, Vincent Domidion, Thomas Hennessey, Mary Massey and John Vig

Absent – Sashe Annete

Associates

Present – Gisela Anderl

Absent – Pat Anderson

The meeting was called to order at 7:30 pm by Mr. Kostka who read the following statement. “In accordance with the provisions of the Open Public Meeting Act. P.L. 1975, Chapter 231, public notice of this meeting has been provided by publication of an annual notice in the Asbury Park Press and posting of this notice on the bulletin board at Town Hall.”

The minutes of the January 5, 2009 meeting were approved on a motion offered by Mr. Domidion and seconded by Mr. Engel.

PLANNING BOARD

A.J. Garito of Two River Engineering and Ed Russo, environmental consultant, appeared on behalf of PB#672, Block 46, Lot 1.52, which proposes several alterations and additions to the Trump National Golf Course, formerly known as Shadow Isle. Marl Brook, which has a 300 foot buffer, bisects the golf course. The Township holds a conservation easement along the brook that does not rigidly follow the 300 foot line due to the presence of old drainage structures.

The plans would locate within the conservation easement a retention pond, a halfway house with 15-foot clock and 80-foot lighted flagpole, expansion of the putting green, a tennis pavilion in conjunction with existing courts, a 19th hole on an island green with a T-bridge in an existing pond, and three additional tee boxes at holes #1, 10 and 16. In addition, not within buffer zone or easement, applicant proposes a gatehouse, 15-foot clock and 80-foot lighted flagpole at the entrance, relocation of the pro shop, enlargement of the dining facility, hot tub next to swimming pool, new tee boxes at holes #6 and 7, and improved parking lot with improved lighting.

Original water allocation plans did not correlate realistically with actual water needs. The purpose of the proposed retention pond is to store water in order to decrease groundwater withdrawal. The site at present is planted to grass. A hydraulic study needs to be prepared in order to tie together the various ponds on the property.

The halfway house, with accompanying clock and flagpole, would be placed on an existing concrete pad, but this exact location is not critical to the course. The 80-foot flagpole is greatly in excess of the permitted 25 feet, and the lighting, especially at this height, would increase light pollution. The applicant was asked to provide technical specifications for the light.

A putting green exists outside the easement area, but the proposed expansion would impinge upon the easement. The area of expansion is de minimis and already planted to grass. Tennis courts already exist outside the easement area. The pavilion would be an adjunct structure where players could purchase additional tennis balls or have rackets restrung. The 19th hole is not an essential part of the course, although if not permitted, the applicant might elect to lengthen the 18th hole to end at this location.

The purpose of the new tee boxes is simply to increase the formal rating assigned to the course. A 17" caliper cherry tree is proposed for removal at Tee Box #1. An alternate location might be found on site inspection. Another tree of undesignated species is proposed for removal at the 16th tee, and replaced with a tree recommended by a state forester.

The applicant has begun addressing existing wetlands violations, including replacement of trees removed from wetlands. Mr. Domidion noted that the tree replacement plan, approved by the Township Shade Tree Commissioner, includes dawn redwood (a Chinese native), bald cypress, and Japanese Andromeda. He remarked that applicant's desire to attract endangered animal species would be enhanced by planting only native flora.

Mr. Domidion offered a motion, seconded by Mr. Hennessey, that recommendation be made to the Planning Board to disallow the 19th hole, to relocate those de minimis intrusions into easement that can be relocated, to place careful restrictions on those that cannot be relocated, and to require compensation to the environment in other locations. All present agreed. Mrs. Massey declared that specific approvals should not be recommended until a site inspection has been completed.

McMahon, PB#674, Block 7.02, Lots 34.01 & 34.13 on property known as Brooklyn Barns on Clover Hill Road, proposes a ten-lot subdivision on 22 acres, including two low income lots. The application is totally conforming. No adverse environmental impacts were noted.

Vaccaro, PB#625C, Block 48, Lot 6, on Route 34 next to Illmensee, proposes a bank in the front building of the former Janes Garden Center, and first floor retail and second floor medical offices in the building behind that. Application requires no variances.

Spencer, PB#673, Block 31, Lot 9, Route 34, submits a sketch plat that proposes subdivision of a tract of land within the existing commercial property on Route 34 north of Merchants Way. Impervious coverage of the lot, currently at 44%, would escalate to 78%.

Old Brook Farm Estates, Block 50, Lots 14 & 17, at Overbrook Farm on Hockhocks Road proposes a 32 lot subdivision. There is no PB# and the application is not scheduled for hearing.

COLTS NECK ENVIRONMENTAL COMMISSION

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LIAISON REPORT

Mr. Engel reported that Mr. Hennessey has been checking Big Brook for violations of the fossiling ordinance. Mr. Hennessey reported a lot of erosion and debris in the brook. Mr. Engel will request that police drive by the sites.

Mr. Engel reported that the Township is planning to dredge the pond in front of Township Hall. The spoils would cover a six to seven acre site, 5 feet high. Mr. Domidion noted that useable product can be produced if mixed with appropriate organic additives. Mr. Kostka requested that Mr. Engel report to the Township Committee that the Commission is concerned with possible contaminants in the dredge spoils.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Vig requested that six additional purple martin gourds and one new crank pole be ordered. Mrs. Massey voiced objection to sponsor signs on walls of playing fields.

CORRESPONDENCE

DEP application for modernization of Navy sewage treatment plant

DEP application for modification of approved emission control system at NWS Earle

ARC News

Notice of March 7 Land Conservation Rally in New Brunswick

Green Heritage

Mr. Domidion motioned to adjourn the meeting at 10:14 pm. Mr. Hennessey seconded the motion, which passed unanimously.

Next Meeting 7:30 pm –March 2, 2009

Respectfully submitted,

Ellen Terry, Secretary

