

**TOWNSHIP OF COLTS NECK  
TOWNSHIP COMMITTEE MEETING  
APRIL 15, 2009  
7:30 P.M. AT TOWN HALL**

---

The meeting of the Colts Neck Township Committee was called to order at 7:35 p.m. by Mayor Forester followed by a salute to the flag. The following statement was read by Township Clerk Bowden: "The notice requirements of the New Jersey Public Meetings Law have been satisfied by forwarding a News Release to the Asbury Park Press on December 10, 2008 stating that the meeting of the Colts Neck Township Committee would be held on April 15, 2009 at 7:30 p.m., Colts Neck Town Hall, 124 Cedar Drive, Colts Neck. The notice requirements have been posted on the Township bulletin board, and a copy is on file in the office of the Township Clerk."

Roll call by Mr. Bowden indicated the following:

Present: Mayor Forester, Deputy Mayor Florek and Committeemember Eastman;  
Committeemember Schatzle (arriving late)

Also Present: Administrator/Municipal Clerk, Robert Bowden; Deputy Municipal Clerk,  
Beth Kara; Legal Counsel, John O. Bennett, III, Esq.

Absent: Committeeman Engel

---

Mr. Bowden advised Mr. Engel was out of town this evening.

Mayor Forester announced the Township Committee meeting agenda is now posted on the website, with a link to the current agenda on the home page.

1. **LAURELWOOD HOUSING UPDATE:** Mayor Forester provided an update on the status of NWS Earle Laurelwood Housing, a copy of which is appended.
2. **APPROVAL OF MINUTES OF MARCH 25, 2009:** Mayor Forester tabled this item.

The order of agenda was then revised to accommodate Mr. Alfieri's schedule, and Agenda Item 16 was addressed.

3. **DISCUSSION:** TRUMP NATIONAL AT COLTS NECK.
  - a. MAJOR SITE PLAN IMPROVEMENTS ON EASEMENTS. As attorney to the Trump organization, Mr. Alfieri stated his client went before the Planning Board and was granted major site plan approval with variances and design waivers on February 10, 2009. As part of the Planning Board approval, some of the proposed improvements encroach upon conservation, drainage, utility and open space easements imposed as part of the earlier approval of the Club's former owner. He then turned to Mr. Garito, who discussed the particulars. The Trump organization is seeking Governing Body approval of encroachments for a 19<sup>th</sup> hole tee, bridge and island green; enlarged practice green; 1<sup>st</sup> tee tree removal; 10<sup>th</sup> tee; 16<sup>th</sup> tee removal; half-way house, clock and flag pole; and a new pond. Mr. Garito indicated a lot of the conservation easements on this property do not make sense; however, encroachments do require Governing Body approval. Discussion ensued regarding the timing of DEP approvals and Governing Body approvals. Mr. Russo, Trump organization, discussed the financial impact of construction delays and implored the Governing Body to approve, noting he is voluntarily meeting on-site weekly with Mr. Anfusio to review what is being done and will continue to do so until construction is completed. Discussion ensued and Messrs. Forester, Florek and Eastman agreed to go forward with preparing a resolution to approve the construction of the 19<sup>th</sup> hole improvements, flag pole and clock. Improvements for the following will not be constructed prior to obtaining appropriate State, County or local permits: pro shop for tennis courts, new bridge for 19<sup>th</sup> hole; and reservoir pond. The applicant's attorney is to prepare a detailed resolution for inclusion in the Township Committee meeting of April 29<sup>th</sup> or May 13<sup>th</sup>.

- b. AMEND SECTION 102-93 OF TOWNSHIP CODE PERTAINING TO GOLF COURSES. Mr. Alfieri stated this issue was reviewed and approved by Long Range Planning. Mr. Anfuso's memo of April 1, 2009 detailing the decisions reached by Long Range Planning is appended. Mr. Bowden stated Committeeman Engel has requested the Governing Body not made a final decision in his absence. Discussion ensued and Messrs. Forester, Florek and Eastman stated they need to make a site visit. Sen. Bennett spoke of the timing for Governing Body approval, noting if all goes forward, adoption of an ordinance would be in July. Until adoption, events outside current regulations should not be held. It was noted an ad in the Colts Neck Journal was placed for a charitable event to be held in June. Mr. Russo stated the Trump organization is trying to help local charities. Mr. Bowden stated until the ordinance is changed, the Trump organization must decline requests from groups not in keeping with local ordinance.

Mayor Forester opened the meeting to public comment.

Dr. Anthony DeGennaro, owner of the Colts Neck Golf Club, noted Colts Neck is the only town in New Jersey with Type A and B course distinctions. Dr. DeGennaro stated the golf business is changing and less people are playing. He stated if the Township wants the golf businesses to survive, they should take a careful look to determine if the Types A and B designations should exist.

Ms. Elaine Mann, a resident, stated if events can be handled by a golf club, be it Type A or B, without impacting its neighbors, she is in favor of permitting the event.

Mayor Forester closed the meeting to public comment.

- c. FLAG POLE DEDICATION AND FIREWORKS DISPLAY. Mr. Russo spoke of the USO Military Appreciation Day being planned for the Trump Golf Club in Colts Neck, which will include the dedication of the flag pole. The Trump organization is seeking approval for a fireworks display and has provided Mr. Bowden with an extensive binder for the event. Sen. Bennett discussed the Township's prohibition of landing private helicopters within the Township, noting private helicopters can legally land at Allaire, which is a short drive to Colts Neck. Discussion ensued and Messrs. Forester, Florek and Eastman agreed to proceed with a resolution at the April 29<sup>th</sup> meeting to approve this event.

Sen. Bennett left the meeting.

- d. LANDSCAPE IMPROVEMENTS ALONG PROFESSIONAL CIRCLE. Mr. Garito and Ms. McGowan, Township Landscape Architect, spoke of the landscape design developed for a portion of Professional Circle. Ms. McGowan was in favor of the design and urged the planting of a variety of trees, noting the landscape plan was approved by the Shade Tree Commission. Mr. Russo spoke of the pond on the right side, noting the liner extends beyond and stated it was an eyesore. Since this is a fire pond, it will be researched to determine if it could be hooked into another pond and grassed over. Mr. Russo spoke of the landscape project, noting the Trump organization seeks to plant all Maple trees. Mr. Russo noted this project will be solely financed and maintained by the Trump organization. Discussion ensued and Messrs. Forester, Florek and Eastman agreed to proceed with a resolution at the April 29<sup>th</sup> meeting to approve.

Sen. Bennett returned to the meeting.

- e. RENAMING OF PROFESSIONAL CIRCLE. The Trump organization is requesting a portion of Professional Circle be renamed Trump National Boulevard, the name of the venue. Messrs. Forester and Florek agreed; Mr. Eastman suggested naming the roadway after a medal of honor recipient. Mr. Bowden will research if a resolution is required to effect a name change.

Mr. Schatzle joined the Governing Body.

4. **ORDINANCE 2009-4:** AN ORDINANCE AMENDING CHAPTER 177 CREATING STANDARDS AND FEES FOR THE OPERATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC POOLS IN THE TOWNSHIP OF COLTS NECK was read by title at first reading by Mayor Forester. Mr. Schatzle stated the Township's fees had not been adjusted in 20 years. After a survey of surrounding municipalities, the fees are being adjusted with this ordinance and the following three Health Department related ordinances. Mayor Forester read the fee survey summary and noted proposed Colts Neck fees are mid-range to adjacent municipalities. Mr. Schatzle made a motion to approve, seconded by Mr. Eastman and carried by Messrs. Forester, Florek, Schatzle and Eastman; Mr. Engel was absent. Mayor Forester set the public hearing May 13, 2009.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Mayor Forester			X			
Deputy Mayor Florek			X			
Schatzle	M		X			
Eastman		S	X			
Engel						X
X - indicates vote NV - Not Voting Ab - Absent M - Moved S - Seconded						

5. **ORDINANCE 2009-5:** AN ORDINANCE AMENDING SECITON 258-2 SETTING FORTH AND ADOPTING A NEW FEE SCHEDULE FOR NEW SEPTIC, SEPTIC ALTERATION AND WATER WELL APPLICATIONS was read by title at first reading by Mayor Forester. Mr. Schatzle made a motion to approve, seconded by Mr. Eastman and carried by Messrs. Forester, Florek, Schatzle and Eastman; Mr. Engel was absent. Mayor Forester set the public hearing May 13, 2009.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Mayor Forester			X			
Deputy Mayor Florek			X			
Schatzle	M		X			
Eastman		S	X			
Engel						X
X - indicates vote NV - Not Voting Ab - Absent M - Moved S - Seconded						

6. **ORDINANCE 2009-6:** AN ORDINANCE AMENDING SECTION 79-9 OF THE CODE OF THE TOWNSHIP OF COLTS NECK SETTING FORTH AND ADOPTING NEW FEES FOR THE LICENSING OF DOGS IN THE TOWNSHIP OF COLTS NECK was read by title at first reading by Mayor Forester. Mr. Schatzle made a motion to approve, seconded by Mr. Eastman and carried by Messrs. Forester, Florek, Schatzle and Eastman; Mr. Engel was absent. Mayor Forester set the public hearing May 13, 2009.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Mayor Forester			X			
Deputy Mayor Florek			X			
Schatzle	M		X			
Eastman		S	X			
Engel						X
X - indicates vote NV - Not Voting Ab - Absent M - Moved S - Seconded						

7. **ORDINANCE 2009-7:** AN ORDINANCE AMENDING SECTION 243-6, SETTING FORTH AND ADOPTING A NEW FEE SCHEDULE FOR THE LICENSING OF RETAIL FOOD ESTABLISHMENTS IN THE TOWNSHIP OF COLTS NECK was read by title at first reading by Mayor Forester. Mr. Schatzle made a motion to approve, seconded by Mr. Eastman and carried by

Messrs. Forester, Florek, Schatzle and Eastman; Mr. Engel was absent. Mayor Forester set the public hearing May 13, 2009.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek		X			
Schatzle	M	X			
Eastman	S	X			
Engel					X
X - indicates vote    NV - Not Voting    Ab - Absent    M - Moved    S - Seconded					

8. **ORDINANCE 2009-8:** AN ORDINANCE AMENDING CHAPTER 62 OF THE CODE OF THE TOWNSHIP OF COLTS NECK PERTIANING TO APPOINTMENTS (SHADE TREE COMMISSION ALTERNATES) was read by title at first reading by Mayor Forester. Mr. Eastman noted he has been attending Shade Tree Commission meetings and knows they have struggled to reach a quorum. The proposed alternates would function similar to Planning Board alternates, voting only when needed to reach quorum. Mayor Forester questioned whether there were any attendance requirements, to which Mr. Bowden responded no. Ms. McGowan stated one member has moved to Chicago and urged that position be filled. Mr. Bowden responded that without a letter of resignation, there are no vacancies on the Commission. Mr. Eastman made a motion to approve, seconded by Mr. Schatzle and carried by Messrs. Forester, Florek, Schatzle and Eastman; Mr. Engel was absent.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek		X			
Schatzle	S	X			
Eastman	M	X			
Engel					X
X - indicates vote    NV - Not Voting    Ab - Absent    M - Moved    S - Seconded					

9. **ORDINANCE 2009-9:** AN ORDINANCE ENTITLED A 2009 SALARY ORDINANCE OF THE TOWNSHIP OF COLTS NECK was read by title at first reading by Mayor Forester. Mayor Forester noted the salaries are for the non-union Township employees and include a one percent increase for part-time staff and a two percent increase for full-time staff. Mr. Eastman questioned if introduction of this ordinance should be held until the budget was adopted. Mr. Bowden stated the budget hearing and adoption is scheduled April 29, and this ordinance would be scheduled for public hearing and adoption after budget adoption. Mr. Schatzle made a motion to approve, seconded by Mr. Florek and carried by Messrs. Forester, Florek and Schatzle, Mr. Eastman approved all but Line Item 24, for which he recused himself; Mr. Engel was absent. Mayor Forester set the public hearing May 13, 2009.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek	S	X			
Schatzle	M	X		X*	
Eastman		X			
Engel					X
X - indicates vote    NV - Not Voting    Ab - Absent    M - Moved    S - Seconded					

\*Line Item 24.

10. **RESOLUTION 2009-63:** HONORING OUR TROOPS AND "SUPPORT OUR TROOPS DAY" was read in full by Mayor Forester. Sunday, April 19, 2009 is designated by the New Jersey National Guard State Family Readiness Council as

Support Our Troops Day. By this resolution, the Governing Body resolves that it honors these service members and the day of appreciation set aside for them. Mr. Florek made a motion to approve, seconded by Mr. Eastman and carried by Messrs. Forester, Florek, Schatzle and Eastman; Mr. Engel was absent.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek	M	X			
Schatzle		X			
Eastman	S	X			
Engel					X
X - indicates vote NV - Not Voting Ab - Absent M - Moved S - Seconded					

11. **RESOLUTION 2009-64:** APPROVING EXECUTION OF MUNICIPAL OPEN SPACE GRANT AGREEMENT WITH THE COUNTY OF MONMOUTH FOR THE ACQUISITION OF BLOCK 2, LOT 1 was read by title by Mayor Forester. Mr. Bowden stated this 5.2 acre preservation parcel abuts Township-owned land on Route 520, and tentative agreement has been reached with the owner for the \$520,000 appraised value. Funding for this parcel is as follows: \$100,000, County Grant; \$120,000, State Green Acres Fund; \$20,000-\$25,000 Township Open Space Funds. Mr. Schatzle commended Mr. Bowden for expeditious handling of this acquisition. Mr. Schatzle made a motion to approve, seconded by Mr. Florek and carried by Messrs. Forester, Florek, Schatzle and Eastman; Mr. Engel was absent.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek	M	X			
Schatzle		X			
Eastman	S	X			
Engel					X
X - indicates vote NV - Not Voting Ab - Absent M - Moved S - Seconded					

12. **MOTION TO ADOPT CONSENT AGENDA:**
13. **RESOLUTION 2009-65:** AUTHORIZING RELEASE OF APPLICATION AND ESCROW FUNDS, P.B. APPLICATION NO. 474 (ASPEN).
14. **RESOLUTION 2009-66:** AUTHORIZING REFUND OF TAX OVERPAYMENTS FOR 2009.
15. **RESOLUTION 2009-67:** APPROVING CHANGE ORDERS NOS. 1 THROUGH 5, PURCHASE OF PIERCE CUSTOM PUMPER (\$4,217.00)

Mr. Florek made a motion to approve, seconded by Mr. Schatzle and carried by Messrs. Forester, Florek, Schatzle and Eastman; Mr. Engel was absent

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek	M	X			
Schatzle	S	X			
Eastman		X			
Engel					X
X - indicates vote NV - Not Voting Ab - Absent M - Moved S - Seconded					

16. **DISCUSSION:** AMENDMENT TO DEVELOPMENT REGULATIONS ORDINANCE, SECTIONS 102-86(B)(1) AND 102-87(NOTE c). Mr. Eastman discussed the changing of the current regulations based on a review of the Master Plan and the Zoning Ordinance for lots less than ten acres in residential and

agricultural districts. The proposed changes reflect similar action taken in Freehold Township. Mr. Eastman is requesting an ordinance be prepared for the next Township Committee meeting. The Governing Body agreed to go forward. Mr. Bowden will have an ordinance drafted, which after first reading, will be sent to Long Range Planning for review and approval prior to public hearing.

17. **DISCUSSION: FENCE ACROSS EASEMENT, 10 MOCKINGBIRD DRIVE, BLOCK 11, LOT 3.05.** Mr. Garito addressed the Governing Body on behalf of his client, Mr. Notaro. Mr. Notaro is proposing to cross the 25' wide landscaping easement in two locations with a proposed five foot high Jerith aluminum pool fence. This similar request was made previously on an adjacent property. Mr. Eastman questioned if the Zoning Ordinance should be revised to eliminate the need for individual requests. Mr. Florek made a motion to approve, seconded by Mr. Schatzle and carried by Messrs. Forester, Florek, Schatzle and Eastman; Mr. Engel was absent

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek	M	X			
Schatzle	S	X			
Eastman		X			
Engel					X
X - indicates vote NV - Not Voting Ab - Absent M - Moved S - Seconded					

18. **ADMINISTRATIVE REPORT:** Mr. Bowden no report this evening.

19. **MOTION TO APPROVE VOUCHERS:** Mr. Schatzle reported he reviewed the vouchers, noting all were in order, and are as follows:

Animal Control	\$108.95
Capital Fund	\$497,229.25
Construction Trust	\$15,431.19
Current Fund	\$464,997.22
Grant Fund	\$1,929.01
Tax Collectors Trust	\$43.89
Trust Fund	<u>\$10,766.06</u>
<b>TOTAL APPROVED:</b>	<b>\$990,505.57</b>

Mr. Schatzle made a motion to approve all vouchers, seconded by Mr. Florek and carried by Messrs. Forester, Florek, Schatzle and Eastman; Mr. Engel was absent.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek	S	X			
Schatzle	M	X			
Eastman		X			
Engel					X
X - indicates vote NV - Not Voting Ab - Absent M - Moved S - Seconded					

20. **TOWNSHIP COMMITTEE REPORTS**

Mr. Schatzle had no report this evening.

Mr. Florek reported with the State mandate on lock boxes for emergency situations, he is working on the Lock Box Ordinance, which should be on a meeting agenda in the near future.

Mayor Forester reported on March 29<sup>th</sup> he was the starter for the 5k race organized by six seniors at Colts Neck High School to better their community by promoting safe driving. Mayor Forester stated the six organizers (Briana Jackucewicz, Morgan Clark, Tracey Vill, Nicole Lupo, Chelsea Hancock and Courtney Joline) should be congratulated for an outstanding job in developing and executing this well attended event.

Mr. Forester reported he attended a SADC meeting in Trenton to present the Township Committee's opposition to the proposed sub-division of the 105 acre Dittmar Yellow Brook Farm. The SADC is considering all comments, with a report of findings possibly by April 24<sup>th</sup>.

Mr. Forester reported he attended the meeting of the Central Jersey Council of Government in Marlboro, at which Governor Corzine was present.

Mr. Eastman reported the Historical Committee is asking if the Township has a secure location to receive and display historical artifacts. After discussion, it was determined the Library would be explored as a possible site.

Mr. Eastman noted the Township is celebrating its 15<sup>th</sup> year as a Tree City location.

**21. COMMENTS FROM THE PUBLIC:**

With no further comments, Mayor Forester opened the meeting to public comment.

Ms. Virginia Amend, resident and editor of the Colts Neck Calendar, thanked the Township Committee for adopting Resolution 2009-63, noting three members of her family have been deployed to Iraq.

Mr. Vince Domidion, a resident, thanked the Township Committee for obtaining the preservation parcel on Route 520 adjacent to existing Township property. Mr. Domidion noted the importance of protecting green space on major roadways. Mr. Domidion commented on the proposed change to the Development Regulations brought forward by Mr. Eastman this evening. Mr. Domidion noted south of Route 537, the water tables are high, and are seasonal. By being sensitive to this issue, agriculture is being protected, and he approves this trend.

Mr. Chuck Cammarata, a resident, questioned Resolution 2009-67. Mr. Bowden explained the initial fire pumper order was changed, resulting in increases and decreases in prices that resulted in a net \$4,217.00 price increase. Mr. Cammarata questioned who was the property owner of the 5.2 acre parcel soon to be acquired. Mr. Bowden responded, Mr. Wobito.

Ms. Amend suggested the bill list be placed on the Township website. Mr. Eastman stated he will speak with Mr. Engel to determine how difficult it would be to do so.

Hearing no further comments, Mayor Forester closed the meeting to public comment.

- 22. RESOLUTION 2009-68: EXECUTIVE SESSION.** At 9:55 p.m., a motion was made by Mr. Florek, seconded by Mr. Schatzle and unanimously carried by voice vote to go into Executive Session. Mr. Bowden advised no official action is anticipated this evening.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek	M	X			
Schatzle	S	X			
Eastman		X			
Engel					X
X - indicates vote    NV - Not Voting    Ab - Absent    M - Moved    S - Seconded					

Motion by Mr. Schatzle, seconded by Mr. Eastman, and unanimously carried to adjourn Closed Session and reconvene in Public Session.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek	M	X			
Schatzle		X			
Eastman	S	X			
Engel					X
X - indicates vote   NV - Not Voting   Ab - Absent   M - Moved   S - Seconded					

Motion by Mr. Schatzle, seconded by Mr. Florek and unanimously carried to adjourn meeting.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Mayor Forester		X			
Deputy Mayor Florek	M	X			
Schatzle		X			
Eastman	S	X			
Engel					X
X - indicates vote   NV - Not Voting   Ab - Absent   M - Moved   S - Seconded					

Meeting adjourned at 10:35 p.m.



Robert Bowden, Township Administrator/Clerk

Attachments 2

## UPDATE

### LAURELWOOD HOUSING APRIL 15, 2009

As most residents are fully aware, the Navy recently released the final Environmental Impact Statement (EIS) pertaining to the 300 Laurelwood homes located within Earle Naval Base.

The Final EIS identified Alternate Alignment No. 4 as the Navy's preferred alternative for providing unimpeded access from the Laurelwood homes to Route 34.

Alternate Alignment No. 4 would create a new entrance some 1,742 feet south of the main gate. It is 7,181 feet from this new entrance to the housing area. This alignment would require 3,900 feet of new paving and 21,897 feet of perimeter fencing. This option would require the installation of railroad gates, construction of a new bridge, four emergency access points and major improvements to Route 34, both at the new entrance and the main entrance.

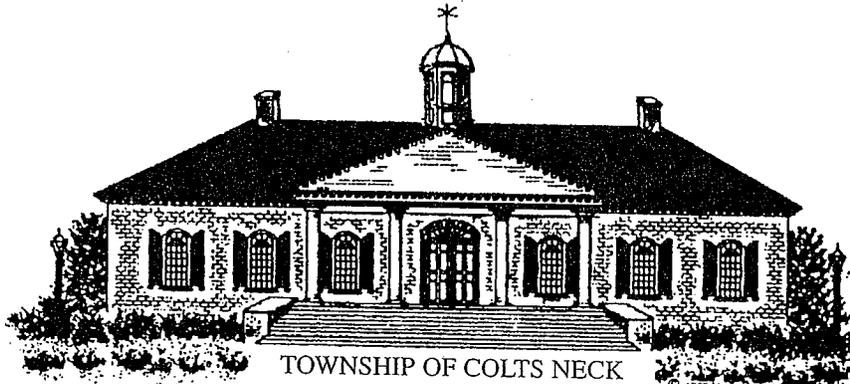
Alternate Alignment No. 4 is also encumbered by two explosive quantity distance ARCS. The Navy intends to alter these ARCS so they no longer encumber this alignment.

It is the responsibility of the developer to construct the new road after the Navy secures all necessary permits. It is unclear at this time who will pay for the fencing, bridge, railroad gates and Route 34 improvements.

There is currently a 30-day "waiting period" that will end on or just after May 11<sup>th</sup>. Any time after this, the Navy will announce its "Record of Decision" in the Federal Register. After this publication, the Navy can proceed with its plans.

The Township Committee remains totally opposed to the Navy's plans to privatize the 300 Laurelwood homes, and will pursue all possible options, including litigation, with vigor and determination.

The Township Committee has scheduled a meeting with Special Counsel, Brian Molloy, Esq. of Wilentz, Goldman and Spitzer for next Thursday, April 23<sup>rd</sup> to begin discussion on all options available to the Township in response to the Navy's plans.



Colts Neck Township Municipal Building

Cedar Drive, Colts Neck, New Jersey

124 Cedar Drive  
Colts Neck, New Jersey 07722  
Web: www.colts-neck.nj.us  
E-mail: cnplanners@optonline.net

Phone: (732) 409-7135  
Fax: (732) 409-0571  
TDD-TYY: (732) 462-6090

TO: Robert Bowden, Administrator  
FROM: Timothy Anfuso, Township Planner *TA*  
RE: Golf Course Ordinance  
DATE: April 1, 2009

*See: Trump, Crossan, Barbagallo*



The Long Range Planning Committee reviewed the Trump Organization's request to amend the Golf Course, Type A Large Complex Ordinance on February 26, 2009 and March 26, 2009. Present at the meetings were Mayor Forester, Mr. Barbagallo, Mr. Orgo and Mr. Crossan. The majority of the Long Range Planning Committee supports allowing member sponsored events in Golf Courses, Type A Large Complex.

In addition to the Trump organization's proposal, the Long Range Planning Committee recommends the following for the Township's consideration.

- The 1000' separation requested by Trump National Golf Course should be 850' since the Trump National Clubhouse is actually 850' from Block 46, Lot 17.08
- Fund raising events for registered charitable organizations (501C) sponsored by the golf club should be permitted
- Conference centers or corporate business functions should be prohibited
- Public restaurants or public banquet facilities should be prohibited
- Member sponsored events should only be allowed in a Golf Course, Type A, Large Complex and not in a Golf Course, Type B, Limited Complex

The Long Range Planning Committee's rationale for the distinction between the Type A and Type B Golf Course is shown on the following table which highlights the distance between each golf course's clubhouse and parking lot to the closest residential property.



## Clubhouse and Parking Lot Distances to Adjacent Residential Properties

Golf Course	Type of Course	Clubhouse	Parking Lot
Trump National	Type A, Large Complex	850'	650'
Due Process	Type A, Large Complex	1000'	600'
Colts Neck Golf Club	Type B, Limited Complex	90'	80'
Pebble Creek	Type B, Limited Complex	90'	50'

NOTE: Hominy Hill is County owned and exempted from Township Zoning

As shown, the Township's two Type A, Large Complex Golf Course clubhouses and parking lots are setback at least 850' and 600' respectively, from the closest residential property. On the contrary, the two Type B, Limited Complex clubhouses and parking lots only maintain a 90' and 50' separation from the closest residential property. This means that a Type A, Large Complex Golf Course clubhouse separation is over nine times greater and the parking lots separation is over seven times greater than the Type B, Limited Complex separation to an adjoining residential property.

The Long Range Planning Committee also believes that with only a 90' clubhouse separation and a 50' and 80' parking lot separation, the two Type B, Limited Complex Golf Courses could not comply with New Jersey's pm noise control ordinance for night time functions. Therefore, the use of the Type B Limited Complex Clubhouse should be limited to golf club functions such as golf outings, member family weddings and private member family parties and not expanded to include member sponsored banquet events.