

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JANUARY 13, 2009 MINUTES**

The Chairman called the meeting to order by reading the following statement: "As Chairman and Presiding Officer of this meeting of the Planning Board, I hereby declare that the notice requirements of the law have been satisfied by prominently posting on the Township bulletin board a notice of this meeting, and that there has been transmitted by regular mail a notice to the Colts Neck Calendar and the Asbury Park Press and that a copy is on file in the Office of the Township Clerk. I further order that this public announcement be placed in the minutes of this meeting."

Salute the Flag

Roll Call:

Present: Barbagallo, Malinowski, Forester, Florek, Crossan, Kostka, Orgo, Robinson, Thompson and Powell

Absent: Lear

Also Present: Timothy Anfusio, P.P., Glenn Gerken, P.E., Mike Steib, Esq., and Ruth Leininger

Mr. Barbagallo welcomed the new members to the Board, Deputy Mayor Florek and Joe Powell as an alternate. Mr. Barbagallo asked for a report from the nominating committee. Mr. Kostka stated that the nominating committee nominated Rich Malinowski as Chairman.

Motion to approve Rich Malinowski as Chairman:

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Barbagallo, Malinowski, Forester, Florek, Crossan, Kostka, Orgo, Robinson and Thompson

NEGATIVE: None

The meeting was turned over to Mr. Malinowski who thanked Mr. Barbagallo for serving as Chairman for so many years. Mr. Kostka then nominated Brook Crossan as Vice Chairman however, Mr. Crossan respectfully declined. Mr. Kostka then nominated Tom Orgo as Vice Chairman.

Motion to approve Tom Orgo as Vice Chairman:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Malinowski, Orgo, Forester, Florek, Barbagallo, Crossan, Kostka, Robinson and Thompson

NEGATIVE: None

Motion to approve Ruth Leininger as Secretary:

OFFER: Kostka

SECOND: Thompson

AFFIRMATIVE: Malinowski, Orgo, Forester, Florek, Barbagallo, Crossan, Kostka, Robinson and Thompson

NEGATIVE: None

Schedule of Planning Board Meetings for 2009 at 8:00 p.m. at the Court House was proposed.

Motion to adopt schedule:

OFFER: Crossan

SECOND: Orgo

AFFIRMATIVE: Malinowski, Orgo, Forester, Florek, Barbagallo, Crossan, Kostka, Robinson and Thompson

NEGATIVE: None

Appointment of Street Coordinator: Tom Orgo

Long Range Planning Committee is selected: Barbagallo, Crossan, Malinowski and Orgo

Affordable Housing Subcommittee is selected: Barbagallo, Malinowski, Robinson and Florek

Motion to appoint Township Engineer: Glenn Gerken, P.E.

OFFER: Kostka

SECOND: Barbagallo

AFFIRMATIVE: Malinowski, Orgo, Forester, Florek, Barbagallo, Crossan, Kostka, Robinson and Thompson

NEGATIVE: None

Motion to appoint Planning Board Attorney: Michael B. Steib, Esq.

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Malinowski, Orgo, Forester, Florek, Barbagallo, Crossan, Kostka, Robinson and Thompson

NEGATIVE: None

Motion to appoint Landscape Architect: Julie McGowan

OFFER: Kostka

SECOND: Thompson

AFFIRMATIVE: Malinowski, Orgo, Forester, Florek, Barbagallo, Crossan, Kostka, Robinson and Thompson

NEGATIVE: None

Approval of Minutes:

December 9, 2008 Minutes Approved:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Malinowski, Orgo, Forester, Barbagallo, Crossan, Kostka, Robinson

NEGATIVE: None

RESOLUTIONS:

Application PB671 – Coppola – Block 1, Lots 80.04 & 85 – 115 Clover Hill Road

Memorialization of Resolution for Minor Subdivision Approval with Variance for a lot line adjustment in the A-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Barbagallo

SECOND: Forester

AFFIRMATIVE: Malinowski, Orgo, Forester, Barbagallo, Crossan, Kostka, Robinson

NEGATIVE: None

Memorialization of Resolution Adopting Procedure for Selection of Chairman and Vice Chairman.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Orgo

AFFIRMATIVE: Malinowski, Orgo, Forester, Barbagallo, Crossan, Kostka, Robinson

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Application PB672 – Trump National @ Colts Neck –Block 46, Lot 1.52 - Professional Circle
Application for Preliminary and Final Major Site Plan with Variance in the AG Zone.

Sal Alfieri, Esq. represented the applicant. Seventeen items were marked as exhibits – application, site plan, Board of Health comments, Landscape Architect review letter, Fire Prevention comments, Architectural Review letter, memo from Mike Steib regarding flag poles, EIS, Environmental Commission comments, Township Engineer’s review, Township Planner’s review, architectural plans of the club house, architectural plans of the pro shop, architectural plans of the gate house, architectural pans of the tennis pavilion, color rendering of the development plan and a brochure of Trump National @ Bedminster.

A.J. Garito, Engineer and Ed Russo, Representative of the Trump Organization both sworn. Mr. Alfieri explained this is the previous Shadow Isle Golf Club that was partially constructed and the Trump Organization purchased in September 2008. This application is for improvements and enhancements Trump National want to make to the property. They would like to install a gate house, modify the access drive and main entrance drop-off area. They would also like to extend the length of five different holes, construct an addition to the pro-shop, a new tennis pavilion, two fountains and install two 80’ tall flag poles.

In addition, they want approval to retain improvements that were completely or partially done without approval or permits. These consist of a new 19th island green within a detention basin, enlarging the practice green into the conservation easement, reconstructing the roof line of the halfway house and

wastewater treatment facility, mitigate the wetland clearing that occurred within the conservation easement and modifying the swimming pool locations.

Mr. Garito and Mr. Alfieri addressed each comment from the Township Planner's report. Mr. Russo stated Mr. Trump wants to see the American Flag from anywhere he stands on the golf course, thus the need for two 80' flag poles that will hold a 15' x 20' flag, Mr. Russo confirmed it will only be used for an American Flag. The flags will be illuminated at night. The pro-shop is needed between the locker room and tee to sell items members may need, it is only 1000 s.f. They want to enclose the existing open porch in the banquet hall and will provide a seating chart and floor plan. Mr. Russo explained a golf course gets its ratings by the length of tees; that is the sole reason to extend the length of the designated tees. They would like to line the entrance with very mature trees by replacing the existing trees that were approved on the site plan. New floor plans will be submitted for the old Pro Shop showing offices and not suites. A mitigation plan has been submitted to the DEP for work that was done in the wetlands. They would like to improve the landscaping along the northbound side of Professional Circle from Route 34 to the entrance of the golf course. They have met with adjoining property owners as well as the Township Landscape Architect. The Trump Organization will agree to maintain the landscaping. The applicant agreed to provide one landscape plan showing what was originally approved along Professional Circle and what the applicant is proposing.

Open to the public. Vince Domidion, Revolutionary Road – sworn. Do you anticipate PGA events to use the new tees? No. Mr. Domidion stated he felt a 35' flagpole is appropriate to maintain consistency in town, he would prefer something more reserved. Ron Giaquinto, 88 Hominy Hill Road – sworn. Will there be any enhancements to Hominy Hill Road? Yes, they will soften the viewsheds. Paul Kacandes, 39 Leland Road – sworn. Mr. Kacandes stated he is a member and the closest home to the proposed flag. He is highly in favor of the 80' flagpoles and happy with everything Trump has done. Randall Lazzaro, 5 White Oak Drive – sworn. Mr. Lazzaro is a member and thinks the 80' flagpole is fantastic, it makes everyone who sees it proud to be an American.

The Board felt this was a very large application and wanted to see the revised plans and Environmental Impact Report prior to any type of approvals. Sal Barbagallo made a motion authorizing Mr. Steib, Esq. to prepare a resolution that could be adopted at the February meeting if the Board so chose, seconded by Tom Orgo and unanimously carried. The Board specified this was not an approval, just a request for the attorney to prepare a draft resolution, and that another public hearing will be held in February to continue this hearing. This application is carried to the February 10, 2009 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 10:10 p.m. and this was seconded by Mr. Thompson and unanimously carried.

I hereby certify that the above is a true and exact copy of the Planning Board Meeting minutes for the meeting conducted on January 13, 2009 adopted by the Planning Board of the Township of Colts Neck at its meeting held on February 10, 2009.

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