

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JUNE 12, 2007 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 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, Stuart (five minutes late), Hennessy, Kostka, Orgo, Robinson, Lear and Eastman
Absent: Crossan and Thompson
Also Present: Timothy Anfusio, P.P., Glenn Gerken, P.E., Mike Steib, Esq., and Ruth Leininger

Approval of Minutes:

May 8, 2007 Minutes Approved:

OFFER: Malinowski

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Malinowski, Hennessy, Kostka, Orgo, Robinson, Lear and Eastman

NEGATIVE: None

RESOLUTIONS:

Application PB633 – Clemente/Colts Neck Township – Blk 10, Lots 9.01 & 9.06 - Western Drive
Memorialization of Resolution to Dismiss the Application without prejudice.

Motion to Memorialize the Resolution:

OFFER: Malinowski

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Malinowski, Hennessy, Kostka, Orgo, Robinson, Lear and Eastman

NEGATIVE: None

Application PB629A – Flancbaum – Block 33, Lot 20 – Route 537 East

Memorialization of Resolution granting Final Major Subdivision Approval to create five lots in the A-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Malinowski

SECOND: Kostka

AFFIRMATIVE: Barbagallo, Malinowski, Hennessy, Kostka, Orgo, Robinson, Lear and Eastman

NEGATIVE: None

Application – PB652 – John Kling Custom Homes – Block 11, Lots 3.03 – 3.10 – Mockingbird Drive

Memorialization of Resolution for a Deviation to Final Major Subdivision Approval to amend Condition No. 11 of the Resolution of Approval to dissolve the Homeowners Association and assign the detention basin and landscape berms maintenance responsibilities to the owners of Lots 3.03 and 3.10.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Malinowski

AFFIRMATIVE: Barbagallo, Malinowski, Stuart, Hennessy, Kostka, Robinson, Lear and Eastman

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Application PB655 – Shadow Isle Golf Club – Block 46, Lot 1.01, 1.51, 1.52 & 17.01 – Professional Circle

Application for Preliminary and Final Major Site Plan Approval to increase the size of the pool complex, add new pool/tennis building, water chiller, diesel generator, emergency generator, fire suppression building, fourth tennis court and reconfigure the parking lot and maintenance complex.

R. Diane Aifer, Esq. represented the applicant. Eleven items were marked as exhibits – submission letter, applicant, plans, preliminary and final plat, Township Planner’s review letter, Township Engineer’s review letter, Environmental Commission comments, Township Landscape Architect’s comments, color rendering of site plan mounted, eight photos of the facility mounted and mechanical plan of the attic. Ms. Aifer first told the Board the applicant withdrew the request to eliminate the diamond islands in the parking lot and standard parking lot lighting in the pool area both which required variances and the number of off street parking without a landscape island that required a design waiver.

A.J. Garito, Engineer – sworn. Mr. Garito explained the Clubhouse exterior is up and they are working on the interior. Both detention basins are constructed and functioning, most of the amenities are constructed but not all. During the construction process it was apparent there is a better way to do things and this is an attempt to fine tune the project. Since there is a number of items this was classified as a new application rather than a deviation.

They are seeking one variance that would allow a fourth swimming pool. The ordinance allows a maximum of three pools so that the principal use does not change. The application also includes adding a fourth tennis court; increasing the size of the pool complex; adding a 30' x 50' pool and tennis building; adding a 30' x 30' water chiller pad with mechanical equipment, enclosed by a six-foot high masonry fence, constructing two emergency diesel generators, one by the maintenance building, and one behind the clubhouse, constructing a 16' x 16' fire suppression building behind the rear service area, and reconfiguring the parking lot and maintenance complex. They also wanted to modify the configuration of the service drive from the parking and maintenance building area to the rear of the main clubhouse building, modify some of the maintenance building facilities, minor modifications to the seating plan within the building and eliminating the lighting along the entrance drive up to the proposed facilities and replacing them with reflectors on the center line and shoulders of the road about every 75 feet.

The Board understood the reasoning for these modifications and seemed to think they were reasonable. However, prior to voting on the application the Board wanted to see floor plans and elevations along with a Description of Operations. The Board directed the attorney to have a resolution prepared prior to the next meeting so they could both approve and memorialize the resolution in July if all was in order. This application was carried to the July 10, 2007 meeting with no further notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Malinowski at 8:55 p.m. and this was seconded by Mr. Orgo 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 June 12, 2007 adopted by the Planning Board of the Township of Colts Neck at its meeting held on July 10, 2007.

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