

**TOWNSHIP OF COLTS NECK
SPECIAL PLANNING BOARD MEETING
SEPTEMBER 30, 2003 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: Crossan, Barbagallo, Hennessy, Kostka, Robinson (5 minutes late) and Lear

Absent: Burry, Malinowski, McGarry, Sauter and Orgo

Also Present: Mike Stieb, Esq., Timothy Anfuso, P.P., Glenn Gerken, P.E., Julie McGowan and Ruth Leininger

RESOLUTIONS:

None

ADMINISTRATIVE:

None

OLD BUSINESS:

None

NEW BUSINESS:

Application #PB32B – Shadow Isle Golf Club – Block 46, Lots 1/1, 1.50, 1.51 & 1.52

Professional Circle

Application for Deviation to Preliminary Major Site Plan Approval, Deviation to Final Major Site Plan Approval – Phase I and Preliminary and Final Major Site Plan Approval with Variances.

Mr. Stieb, Esq. told the Board that since the applicant has more than 150 acres, the applicant should have contacted the Planning Commission. Ms. Aifer stated that application would be made, however since they were only developing within 50 acres it did not appear that there would be any problem and wished to proceed with the application. Mr. Steib agreed that they could proceed at their own risk. Diane Aifer, Esq. represented the applicant. Twenty-four items were marked as exhibits – application, facilities description, Architectural Review report, Landscape Architect report, Engineer review,

Planner report, final major site plan, grassing plan, architectural elevations and floor plan, stormwater management plan, Fire Prevention report, mounted sheet 2 of 14 color rendering, mounted color rendering of Shadow Isle Clubhouse, first floor plan, ground floor plan, 2nd floor plan, interior entryways, rear building, layout of maintenance building, maintenance complex, main complex, plan of halfway house and elevations of halfway house and pumphouse. Robert O'Neill, Dennis O'Neill and Sean O'Neill, principal owners all sworn. A.J. Garito, Engineer – sworn. Jerry Pate and Steve Dana, Golf Designers – sworn. Bruce Cadenelli, Golf Course Superintendent – sworn and Ed O'Neill, Architect – sworn.

Before the Board could retain jurisdiction of this application, it had to be determined that the activities that would be going on within the Clubhouse would not become another primary use of the facilities requiring a Use Variance. Mr. Anfuso explained that the ordinance permits a restaurant and lounge with a maximum of 2,000 s.f. and does not list a Ballroom or Founders room. He explained that the Board would have to find that these rooms are part of the restaurant facility, and that the restaurant contains multiple rooms.

Ms. Aifer disagreed with the interpretation of the ordinance that 2000 s.f. is the maximum that the combined restaurant and lounge areas could be, she felt it was 2000 s.f. for the restaurant and lounge separately. Mr. Ed O'Neill told the Board that they were offering 225 family memberships, which were based on two adults and two children. The ballroom would be used for golf outings so that the regular dining area could still be used for its regular members without any interruption. It was testified to that the intention of use would be for golf related member uses and family events. A member could have a wedding, charitable event or dance in the ballroom. Open to the public with no comment.

Motion that the activities of the second floor are ancillary to the golf course and/or part of the restaurant:

OFFER: Barbagallo

SECOND: Kostka

AFFIRMATIVE: Crossan, Barbagallo, Hennessy, Kostka, Robinson and Lear

NEGATIVE: None

Ms. Aifer explained that this application had a few deviations from the preliminary application because the actual clubhouse had not been designed at that time. The actual shape of the building is slightly different although the location is the same. The initial driveway from Professional Circle into the complex is in the same location, although it does not follow the exact line as before. The tennis courts are relocated and the ponds are modified in shape. There are now three maintenance buildings, the parking configuration is different and the cart path is slightly different. The practice facility, tees, fairways and driving range along with the halfway house are in different locations. A variance is required to permit a large overhang on the halfway house to protect patrons from the weather. The Board felt the aesthetics of the building were very appealing and the variance should be granted.

Mr. Jerry Pate explained the nine-hole short course as a place where people could learn golf, practice or just play on a shorter course. It was designed so that the holes do not interfere with the wetlands and limited irrigation is needed. The course is over 200 yards from any home.

The issue of parking ensued. The applicant agreed to provide 308 parking spaces and overflow spaces for 92 cars. The applicant will review the most suitable location, either on the driving range or one of the ponds could be eliminated. The applicant agreed that Mr. Anfuso and Mr. Gerken would have to review and approve administratively the location. The applicant will also have to appear before the

Shade Tree Commission and provide a plan to the Board's satisfaction. It was agreed that the parking, maintenance building, pro shop and construction of the clubhouse could begin but a C.O. would not be given until an NJPEDS permit was received. A temporary septic could be constructed if needed to open the pro shop. Open to the public with no comments.

The conditions of approval are the overflow parking, finalizing of the landscaping plan, the applicant will comply with Township Planner, Engineer and Fire Marshall's letters, C.O. can not be issued until a NJPEDS permit is received, no tables and chairs may be placed under the overhang of the halfway house and the pool is limited to 1500 s.f. with a 150 s.f. contiguous wading pool

Motion that the activities of the second floor are ancillary to the golf course:

OFFER: Barbagallo

SECOND: Robinson

AFFIRMATIVE: Crossan, Barbagallo, Hennessy, Kostka, Robinson and Lear

NEGATIVE: None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Barbagallo at 10:20 p.m. and this was seconded by Mr. Kostka 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 September 30, 2003 adopted by the Planning Board of the Township of Colts Neck at its meeting held on October 14, 2003.

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