

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
NOVEMBER 10, 2009 MINUTES**

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

Absent: Crossan and Lear

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

Mr. Orgo recused himself from application PB680, Trump National and left the meeting.

Approval of Minutes:

October 13, 2009 Minutes Approved:

OFFER: Barbagallo

SECOND: Robinson

AFFIRMATIVE: Malinowski, Forester, Barbagallo, Kostka, Robinson, Thompson and Powell

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Application PB680 – Trump National – Block 46, Lot 1.52 – Trump National Blvd.

Application for Preliminary and Final Major Site Plan with Variances in the AG Zone.

Twenty-two items were marked as exhibits – application, site plan, pool supply plan, wetland disturbance plan, golf cart bridge drawing, pro shop access stair plan, Architectural Review comments, Board of Health comments, Fire Prevention Bureau memo, Engineer’s review, Board of Health comments, Environmental Commission Review, Landscape Architect’s review, Board mounted colored overall site plan, color mounted page 2 of 6 maintenance area, color mounted page 3 of 6 tennis court, color mounted page 3 of 6 pool supply area, color mounted page 5a water feature, color mounted page 4 of 6 tee box location, mounted wetland disturbance restoration plan and 6 photos mounted on photoboard.

Sal Alfieri, Esq. represented the applicant. Mr. Alfieri told the Board this application is the latest improvements to the golf course as well as legalizing some improvements that were either installed without permits or in the wrong location.

A.J. Garito, Engineer – sworn. Mr. Garito told the Board the improvements included installing two new tennis courts, modifying the drop-off area to eliminate a landscape island and sidewalk areas, adding three new tee boxes to extend the length of the 14th, 16th, and 17th holes, providing an eight-foot wide golf cart path along the 4th, 5th, 6th and 19th holes, installing a sand and mulch storage area behind the maintenance facility, relocating a trash enclosure, retaining two existing gazebos, installing a water feature (waterfall) and a bridge near the 10th tee, retaining the conversion of a trash enclosure into a storage building, modifying conservation easements to be consistent with actual field conditions, and installing stairs from the pro shop to the golf cart storage area.

Two variances are required. A parking variance is required because adding two new tennis courts requires 18 more parking stalls and the proposed access to the sand and mulch storage area removes six parking stalls. The applicant is proposing 391 off street parking stalls where a minimum of 322 and a maximum of 415 stalls are required. The other variance is to permit six tennis courts where three are permitted and four currently exist. By limiting the amount of tennis courts it ensures that the tennis facility remains an ancillary amenity to golf.

Ed Russo, Trump Organization – sworn. Mr. Russo testified that the golf course is truly becoming a family club. Not everyone plays golf but the interest level in tennis is very strong in Colts Neck especially among the children. In feedback from the members it was requested that more tennis courts be added. When asked if there was any documentation to justify the variance there was none; Mr. Russo testified that on a nice day the tennis courts are at capacity. The reason they are requesting two more courts is that inter-club tournaments are played against other Trump clubs and you must have five courts to do this. Mr. Russo assured the Board tournaments would not be open to anyone other

than members. Mr. Russo did not feel more parking would be needed because of the extra tennis courts because families are already traveling to the club together, the extra courts would just alleviate the wait to play tennis. Compared to the other Trump National golf courses this one has plenty of parking along with a significant amount of banked parking that is never used.

The wetlands disturbance/restoration plan is intended to correct encroachments that occurred within the conservation easement. They are proposing to dedicate almost 19 acres of wetland enhancements in turn for the 1.28 acres of wetland disturbance and 3.59 acres of buffer disturbances. Mr. Garito stated this plan has been submitted to the DEP but they are still working out final details.

Open to the public with no comments. Mr. Anfuso told the Board he agreed with the concept of this application however the conservation easement is not completely right yet, it must be clarified. The Board felt comfortable letting the Planner and Engineer work out the final details on this issue.

Motion to Approve the Application:

OFFER: Barbagallo

SECOND: Thompson

AFFIRMATIVE: Malinowski, Forester, Florek, Barbagallo, Kostka, Robinson, Thompson and Powell

NEGATIVE: None

DISCUSSION:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Barbagallo at 9:00 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 November 10 2009 adopted by the Planning Board of the Township of Colts Neck at its meeting held on December 8, 2009.

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