

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
DECEMBER 8, 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, Crossan (10 minutes late) Kostka, Robinson, Lear and Powell

Absent: Thompson

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

**Approval of Minutes:**

November 10, 2009 Minutes Approved:

OFFER: Barbagallo

SECOND: Robinson

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

NEGATIVE: None

**RESOLUTIONS:**

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

Memorialization of Resolution approving Preliminary and Final Major Site Plan with Variances in the AG Zone.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Barbagallo

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

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

**Review 2010 Meeting Dates and Adoption of January Meeting**

The Board reviewed all of the proposed meeting dates for next year and decided to adopt all the dates for 2010 as follows:

January 12, 2010	July 13, 2010
February 9, 2010	August 10, 2010
March 9, 2010	September 14, 2010
April 13, 2010	October 12, 2010
May 11, 2010	November 9, 2010
June 8, 2010	December 14, 2010

Motion to Adopt the 2010 meeting dates:

OFFER: Barbagallo

SECOND: Kostka

AFFIRMATIVE: Malinowski, Orgo, Forester, Florek, Barbagallo, Kostka, Robinson, Lear and Powell

NEGATIVE: None

**Appoint Nominating Committee**

Chairman Malinowski appointed Sal Barbagallo, John Robinson and Dave Kostka as the Nominating Committee for 2010.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**DISCUSSION:**

**Master Plan Re-Examination Report**

Tim Anfuso told the Board it has been almost six years since the Master Plan was adopted (February 2004). The Land Use requires a re-examination every six years, if this is not done it leaves the Township vulnerable to a lawsuit.

Mr. Anfuso reviewed the draft Re-Examination Report with the Board for their comments. The Township's policy continues to be maintaining the open character of the Township as a low density residential area with agricultural activity. All major objectives have remained the same.

The only significant change locally that could impact our Master Plan is the privatization of the 300 Laurelwood units in Naval Weapons Station Earle. On the State level the new Stormwater Management Rules, Surface Water Quality Standards, Flood Hazard Control Act, COAH's Third Round Rules and Water Quality Management.

Recommended revisions to the Master Plan included expanding the A-5 and AG Districts, rezoning a portion of Route 34 by Route 18 as a Neighborhood Commercial District, amending the D Light Industrial District permitted principal uses and amending lot requirements to the A-5 and AG Zones. The Farmland Preservation Plan and the Open Space, Historic Preservation and Recreation Plan may need to be revised and formally adopted as well.

The Board thought Mr. Anfuso did a very good job and did not have any additional items to add. The Board will review the draft plan again in January and a public hearing will be scheduled for February.

### **EXECUTIVE SESSION**

None

### **MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Barbagallo at 9:05 p.m. and this was seconded by Mr. Crossan 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 December 8 2009 adopted by the Planning Board of the Township of Colts Neck at its meeting held on January 12, 2010.

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