

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
SEPTEMBER 14, 2010 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: Orgo, Kostka, Florek, Schatzle, Corsi, Robinson, Powell and Singer-Fitzpatrick

Absent: Crossan, Hennessy and Malinowski

Also Present: Timothy Anfusio, P.P., Glenn Gerken, P.E., Julie McGowan, C.L.A., Mike Steib, Esq., and Ruth Leininger

**Approval of Minutes:**

August 10, 2010 Minutes Approved:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Orgo, Kostka, Florek, Robinson, Powell and Singer-Fitzpatrick

NEGATIVE: None

**RESOLUTIONS:**

**PB683 – Illmensee Family Square – Block 48, Lot 7.01, 7.02 & 7.03 – Route 34**

Memorialization of Resolution granting Preliminary & Final Major Site Plan Approval and Variance to allow medical use in the 6,600 s.f. office building on Lot 7.03 in the B1 Zone.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Orgo, Kostka, Florek, Robinson, Powell and Singer-Fitzpatrick

NEGATIVE: None

**PB686 – Trump National Golf Club – Block 46, Lot 1.52 – One Trump National Blvd.**

Memorialization of Resolution granting Preliminary & Final Major Site Plan with Variances to expand of the pool area and install a new outdoor lounge/bar.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Kostka, Florek, Robinson, Powell and Singer-Fitzpatrick

NEGATIVE: None

**PB672 – Trump National Golf Club – Block 46, Lot 1.52 – One Trump National Blvd.**

Memorialization of Resolution withdrawing the application without prejudice.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Kostka, Florek, Robinson, Powell and Singer-Fitzpatrick

NEGATIVE: None

**PB680 – Trump National Golf Club – Block 46, Lot 1.32 – One Trump National Blvd.**

Memorialization of Resolution withdrawing the application without prejudice.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Kostka, Florek, Robinson, Powell and Singer-Fitzpatrick

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

**Informal Review – Huddy’s Inn – Block 48, Lot 19 – Route 537**

Informal Review of a Major Site Plan to demolish approximately 30,610 s.f. of the Meridian Academy, leaving approximately 5,469 s.f. and constructing an additional 5,321 s.f. to create a 175 seat, 10,790 s.f. restaurant in the B-1 Zone.

Mr. Steib, Esq. stated this application is an informal review so the applicant can discuss their plans and ask for feedback from the Board. There is no testimony and anything the applicant says is nonbinding as well as any comments by the Board.

John Vincenti, Engineer and Ray Longobardi, property owner were in attendance. Mr. Vincenti showed the Board two exhibits that showed a concept plan of how Mr. Longobardi would like to develop the property. The idea is to redevelop the property in phases. The first phase would demolish the majority of the existing school with the exception of the newest wing that is approximately 5,000

s.f. and adding onto the building for an 11,500 s.f. restaurant with outdoor seating areas, green along the frontage, landscaping and parking will allow Huddy's Inn to be moved to this location.

Phase II would be a 14,400 s.f. two story building with office/retail on the first floor and ten affordable housing apartments on the second floor. Phase III will be a 3,800 s.f. bank pad. The main focus is to get the restaurant up and running as soon as possible.

The Board was concerned with the Highway Access Management Road and also thought it maybe within 300' of a stream requiring DEP approvals. Overall everyone thought it was a good plan that will enhance the property as well as Huddy's Inn.

### **Review Ordinance 2010-10 regarding Golf Course Special Events**

Mr. Anfuso explained to the Board this ordinance amends a previous ordinance that allowed golf courses to have twelve non-member events to now have a maximum of twenty-five events per year. The reason the number twenty-five was picked was because this is consistent with ABC regulations. The Board must decide if increasing the amount of non-member events elevates the golf course banquet facilities to another principal use.

The Board felt allowing the golf courses to have twenty-five events was reasonable and would not change the primary use. They felt keeping it consistent with ABC regulation was sensible and the ordinance was consistent with the Master Plan.

Motion Ordinance 2010-10 is Consistent with the Master Plan:

OFFER: Kostka

SECOND: Robinson

AFFIRMATIVE: Orgo, Kostka, Florek, Schatzle, Corsi, Robinson, Powell and Singer-Fitzpatrick

NEGATIVE: None

### **Review Ordinance 2010-12 regarding the Unencumbered Lot Area Requirement**

This ordinance requires any new subdivision to have a minimum lot area that varies in different zones without environmental constraints and be contiguous. By doing this it assures the property will be functional. This is something that is discussed and recommended in the Master Plan Re-Examination Report.

The Board felt this was very logical and was obviously consistent with the Master Plan since it was discussed in the Re-Examination Report.

Motion Ordinance 2010-12 is Consistent with the Master Plan:

OFFER: Robinson

SECOND: Corsi

AFFIRMATIVE: Orgo, Kostka, Florek, Schatzle, Corsi, Robinson, Powell and Singer-Fitzpatrick

NEGATIVE: None

**OLD BUSINESS:**

**PB681 – Garber – Block 29, Lot 10.05 – 2 Blue Bell Road**

Application for Minor Site Plan Approval with Variances to retain a basketball court, barn, farm labor unit and shed in the AG Zone.

Correspondence was received stating the Garber's are in serious negotiations to purchase the adjoining property. The application will substantially change with the addition of the additional property and therefore request the application be carried to the October meeting.

The Board agreed to carry the application however last month they told the applicant that they must advance the application or they would dismiss it. Again the Board stated applicant must advance the application in October or it will be dismissed. The applicant was also advised that they will have to obtain a new property owners list to include the new property and they will most likely require new legal notice. This application is carried to the October 12, 2010 meeting with no further notice.

**NEW BUSINESS:**

None

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Kostka 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 September 14, 2010 adopted by the Planning Board of the Township of Colts Neck at its meeting held on October 12, 2010.

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