

**TOWNSHIP OF COLTS NECK  
PLANNING BOARD MEETING  
AUGUST 10, 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 (5 minutes late), Hennessy (10 minutes late), Robinson, Powell and Singer-Fitzpatrick

Absent: Schatzle, Corsi, Crossan 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:**

July 13, 2010 Minutes Approved:

OFFER: Kostka

SECOND: Robinson

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

NEGATIVE: None

**RESOLUTIONS:**

**PB684 – Due Process – Block 51, Lot 2 – 264 Route 537**

Memorialization of Resolution granting Minor Site Plan Approval to install a golf cart washdown facility in the AG Zone.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Robinson

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

NEGATIVE: None

**PB685 – Colts Neck Sports Foundation – Block 20, Lot 10 – Laird Road**

Memorialization of Resolution granting a Site Plan Waiver to reconstruct the Laird Road Snack Pavilion.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Robinson

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

NEGATIVE: None

**PB637B – Furman – Block 33, Lot 7.01 – 41 Muhlenbrink Road**

Memorialization of Resolution granting a Deviation to the Final Major Subdivision Approval to amend Special Condition No. 3 of the Resolution granting Final Major Subdivision Approval to eliminate the requirement of submitting a deed vacating the existing access easement. A request for a one year extension of time to the Final Major Subdivision Approval. The extension will begin on September 9, 2010 and expire September 9, 2011.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Robinson

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

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

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

Application for Preliminary & Final Major Site Plan Approval and Variance to allow medical use in the 6,600 s.f. office building on Lot 7.03.

Fifteen items were marked as exhibits – site plan, Stormwater Management Report, Township Planner’s review, application, Architectural Review Report, Landscape Architect’s comments, Fire Prevention Bureau’s review, Board of Health comments, correspondence from Mike Steib, Esq. to Sal Alfieri, Esq., correspondence from Mike Steib, Esq. to Tim Anfuso, Environmental Commission

comments, Township Engineer's review letter, mounted color landscape plan, photoboard with six photos and consent form signed by Mr. Piancone.

Sal Alfieri, Esq. represented the applicant. George Illmensee, owner – sworn. Mr. Illmensee told the Board the current tenants of the rear building are on the first floor The Wicker Basket and a tutor and on the second floor his real estate office and Curves. This building does not have frontage on Route 34 and he would like to have medical use approval in place so that if any of the current tenants leave he would be able to fill the space with medical. He has been told that the close proximity to Routes 34, 18 and 537 make it easy access to hospitals and desirable for medical.

A.J. Garito, Engineer – sworn. Mr. Garito told the Board the building is 6,600 s.f. with the Highway Access Road in front of it and Pebble Creek Golf Club behind it as well as wetlands. The medical use requires 44 parking spaces where currently 34 are provided, they are proposing adding seven spaces in the rear and one in the front of the building. There is not a specific tenant so they are using the calculation of a maximum of 21 exam rooms. This will leave the entire site (Lots 7.01, 7.02 and 7.03) with a shortage of two parking spaces. The applicant also stated if The Wicker Basket left the outdoor display area would be removed.

Open to the public. Dave Travis, Leland Road – sworn. Mr. Travis asked how many handicapped spots are proposed? Two are required for forty spaces. Mr. Travis questioned if this would be enough when a medical use is being proposed. Nancy Walton, 33 Stoney Creek Road – sworn. Ms. Walton asked how many handicapped spaces the other two buildings have? Each building has two.

The Board discussed the parking and agreed there are currently many vacant spaces. They agreed the additional parking did not need to be provided unless a medical use went into the building and felt a total of 103 spaces would be adequate. This is partly due to the large common areas of the building. They also wanted three handicap spaces if the entire building was medical.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Robinson

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

NEGATIVE: None

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

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

Chairman Orgo recused himself from the application and turned the meeting over to Vice-Chairman Kostka. Fourteen items were marked as exhibits – application, letter from Sal Alfieri, Esq., elevation sketch, site plan, Planner's review, Engineer's review, Board of Health comments, Environmental Commission's review, Landscape Architect comments, Shade Tree Commission comments, mounted overall development plan, mounted outdoor lounge area plan, six photos mounted on photoboard, mounted color parking plan.

AJ Garito, Engineer – sworn. Mr. Garito explained Trump National would like to add 2400 s.f. area for the addition of a gazebo with tables and chairs. This area is where the golfers finish playing and would allow them to have something to eat while still in golf shoes. They would also like to expand the pool lounge area, by doing this they will lose 13 parking spaces. Spaces can be added if required, however they feel they currently have 80+ overflow spaces that have never been used and more is not warranted. Lastly, they would like to install two large statues along the golf cart path, which also requires DEP approval.

Ed Russo and John Roberts, General Manager – both sworn. Mr. Russo told the Board members are requesting an informal place to be able to sit outside and eat a hamburger and have a drink while still in golf attire which is not permitted in the restaurant areas. This will not bring more people to the golf course; it will merely give the golfers an alternate place to eat. The applicant agreed to provide a deed restriction limiting the property to a golf course and nonmember activity is permitted to the extent of what is permitted by ordinance.

By making the pool area larger the outdoor patio will be enlarged over an existing fire lane. The Board felt the gazebo was a reasonable request but thought the hours should be limited to two hours after sundown. However the Board also wanted to be sure the Fire Marshall did not object to this and required the applicant to get a letter from him stating he did not have any objections.

The Board discussed the parking situation. The professionals agreed that since the overflow has never been used and seems adequate, by not installing more parking it would help to limit its use. The Health Officer questioned if the new snack bar would impact the maximum flow approved by DEP. The applicant stated they have a licensed operator on site who submits quarterly reports to the DEP. It was agreed the applicant would send a copy of those reports to the township as well.

Open to the public. Joe Anania, 45 Leland Road – sworn. Will there be any lighting with the pool expansion? There will be ballard lights and a 6' brick wall that will block the light from shining out. Dave Travis, 56 Leland Road – sworn. Mr. Travis did not feel the golf course was an agricultural use and felt there was no buffer between the golf course and the village residential use of Leland Road. Mr. Travis inquired of Cadillac Day, how many are anticipated to attend? 1000 in total, 500 in the morning and 500 in the afternoon. Cars will be valet parked off-site at Fire House No. 1. What are the hours for the pool? The pool is open Memorial Day thru Labor Day, 6 days a week. Weekdays 11 a.m. to 6 p.m. and weekends 10 a.m. to 6 p.m. and it is open to private pool members only.

The Board conditioned their approval on the Engineer's, Planner's and Landscape Architect's review letters, as well as limiting the gazebos use to two hours after sundown, the property being deed restricted, DEP approval for the statues, a favorable letter from the Fire Marshall and receiving flow reports.

Motion to Approve the Application:

OFFER: Robinson

SECOND: Hennessy

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

NEGATIVE: None

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

Application for a Deviation to the Final Major Site Plan Approval to Amend Special Condition No. 6 to allowing installation of the tennis pavilion, sidewalks, 1<sup>st</sup> & 10<sup>th</sup> tee boxes and golf cart paths prior to obtaining NJDEP approvals.

Sal Alfieri, Esq. represented the applicant. Six items were marked as exhibits – letter from Sal Alfieri, Esq., resolution, letter from A.J. Garito, P.E., comments from Environmental Commission, Planner’s comments and letter from Mike Steib, Esq.

The applicant is looking for the language in the resolution to be amended eliminating the requirement to get DEP approval. The applicant will move at there own risk and bond the work. They have received all local and county permits and wish to deal with the DEP separately.

Ed Russo – sworn. Mr. Russo told the Board the membership in Colts Neck has significantly increased and they wish to keep moving forward with their improvements for the members. They are not asking Colts Neck to say to go without DEP approvals, just amend the resolution to allow them to bond for the approvals so they can proceed at their own risk. In Bedminster they do not have any State approvals since 2000 when they first applied for them. +

Open to the public with no comment.

Mr. Steib, Esq. told the Board it was his opinion they did not have the authority to grant the request of the applicant. The land use law 40:55D-22 states that the Board has time constraints to act on an application and the Board “shall” condition approval upon outside agencies.

The applicant withdrew the application without prejudice.

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

Application for a Deviation to the Final Major Site Plan Approval to Amend Special Condition No. 2 allowing expansion of the maintenance area, two tennis courts, 16<sup>th</sup> tee box and a water feature prior to obtaining NJDEP approvals.

Mr. Alfieri, Esq. represented the applicant and withdrew the application without prejudice.

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Hennessy at 10:40 p.m. and this was seconded by Mr. Robinson 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 August 10, 2010 adopted by the Planning Board of the Township of Colts Neck at its meeting held on September 14, 2010.

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