

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
FEBRUARY 12, 2013 MINUTES**

Mr. Powell 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: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese, Lutkewitte, Robinson and Singer-Fitzpatrick

Absent: None

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

Approval of Minutes:

December 11, 2012 Minutes Approved:

OFFER: Robinson

SECOND: Kostka

AFFIRMATIVE: Robinson and Kostka

NEGATIVE: None

January 10, 2013 Minutes Approved:

OFFER: Corsi

SECOND: Kostka

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese and Singer-Fitzpatrick

NEGATIVE: None

RESOLUTIONS:

PB708 - Colts Neck Business Park – Block 48, Lot 8 – 281 Route 34

Memorialization of Resolution for a two lot Minor Subdivision with Variances in the B-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Orgo

SECOND: Kostka

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese and Singer-Fitzpatrick

NEGATIVE: None

PB701 – Colts Neck Golf Club – Block 17, Lot 10.16 & Block 31, Lot 1.03 – Flock Road

Memorialization of Resolution for a Deviation to the Preliminary and Final Major Site Plan Approval by amending Special Condition No. 8 to move the second story dining room addition from Phase II to Phase I.

Motion to Memorialize the Resolution:

OFFER: Crossan

SECOND: Kostka

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese and Singer-Fitzpatrick

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Chairman Powell announced the Board will review the ordinances at the end of the meeting.

Colts Neck High School – Block 43, Lot 1 – 59 Five Points Road

Capital Project Review for Freehold Regional School District to upgrade the freestanding sign at the Colts Neck High School.

Mr. Steib, Esq. reminded the Board that this is a Capital Project Review where the school presents their plan and the Board can give their input. The applicant can agree but it is nonbinding.

Jim Byrnes, Superintendent of Buildings and Grounds and Keith Land, Principal represented Colts Neck High School. There was a fire at the high school about two years ago and the sign has not worked since. Mr. Byrnes stated there is new technology now that makes it safer and easier to change messages with LED signs. They recently replaced the signs at Howell and Manalapan with LED signs.

They would like to keep the footprint of the existing sign but make it a lower, seven feet in height. The sign would be an LED sign but would not scroll.

Mr. Anfuso stated the proposed sign was not conforming and therefore inconsistent with the Master Plan. The applicants stated they would not install a sign the town did not approve of and they were willing to modify the plans but they also felt the sign would be as an asset to the community. The

Board had concerns regarding the hours, the levels of illumination, the number of messages displayed daily and if scrolling or animated messages would be a distraction to drivers. Mr. Byrnes asked to come back next month with revised plans incorporating comments received from the Board. This will be reviewed at the March 12, 2013 meeting.

PB680 – Trump National Golf Club – Block 46, Lot 1.52 – One Trump National Blvd.

Request for a second 1-year extension of time to the approved Preliminary and Final Major Site Plan Approval with Variances. The extension of time will begin December 8, 2012 and expire December 8, 2013.

Dustin Glass, Esq. represented the applicant. This application was to cleanup wetland violations that were caused by both the current and previous owner. The major hold up was waiting for DEP approvals but they were received at the end of summer. The applicant is now ready to finish the work.

Motion to Approve Extensions of Time:

OFFER: Crossan

SECOND: Kostka

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese, Lutkewitte and Robinson

NEGATIVE: None

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

Request for a third 1-year extension of time to the approved Major Site Plan Approval with Variances. The extension of time will begin February 10, 2013 and expire February 10, 2014.

Dustin Glass, Esq. represented the applicant. This application also required DEP approvals to allow the 19th island green in a conservation easement. They have received approval and are ready to finish all work.

Motion to Approve Extensions of Time:

OFFER: Crossan

SECOND: Robinson

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese, Lutkewitte and Robinson

NEGATIVE: None

OLD BUSINESS:

None

NEW BUSINESS:

PB704A – Mauro – Block 10, Lots 2 & 2.01 – 46 Cross Road

Final Major Subdivision for a 9 lot subdivision consisting of 2 farm lots, 7 lot size averaging lots and 2 off-site affordable housing lots in the AG Zone. Time to March 20, 2013

Sal Alfieri, Esq. represented the applicant. Since the time the application received preliminary approval the applicant is in attorney review for two offsite COAH homes. The easements and homeowners association documents are prepared and being reviewed by the town's professionals.

Marc Leber, Engineer – sworn. They have received wetlands approval from the DEP and there were two minor issues Freehold Soil requested more information which has been provided. There was concern that the previous proposed street name sounded similar to an existing street, a new name was submitted to the Street Name Coordinator and they are awaiting a response. Discussion ensued regarding the timing of when the COAH homes would be turned over to the town. It was decided that at the issuance of the 3rd and 6th certificate of occupancy a COAH home would be given to the town. Open to the public with no comments.

Motion to Approve the Application:

OFFER: Kostka

SECOND: Corsi

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese, Lutkewitte and Robinson

NEGATIVE: None

DISCUSSION:

Review Ordinance 2013 – 2, Building Height Ordinance

The Board felt the ordinance promoted larger homes on larger lots which is consistent with the Master Plan.

Motion that Ordinance 2013-2 is Consistent with the Master Plan:

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese, Lutkewitte and Robinson

NEGATIVE: Powell

Review Ordinance 2013 – 3, Drive Thru Ordinance

The Board felt the ordinance promotes a neighborhood pedestrian use with shared parking which is consistent with the Master Plan.

Motion that Ordinance 2013-3 is Consistent with the Master Plan:

OFFER: Crossan

SECOND: Kostka

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese, Lutkewitte and
Robinson

NEGATIVE: None

Review Ordinance 2013 – 4, Performance Guarantees Ordinance

The current ordinance is not enforceable; this revised ordinance makes it in-line with the Municipal Land Use Law. This new revised ordinance is consistent with the Master Plan.

Motion that Ordinance 2013-4 is Consistent with the Master Plan:

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Powell, Crossan, Fitzgerald, Orgo, Corsi, Kostka, Leccese, Lutkewitte and
Robinson

NEGATIVE: None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 9:10 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 February 12, 2013 adopted by the Planning Board of the Township of Colts Neck at its meeting held on March 12, 2013.

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