

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
MARCH 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 (5 minutes late), Fitzgerald, Orgo (10 minutes late), Corsi, Kostka, Leccese, Lutkewitte, Robinson and Singer-Fitzpatrick

Absent: None

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

Approval of Minutes:

February 12, 2012 Minutes Approved:

OFFER: Kostka

SECOND: Leccese

AFFIRMATIVE: Powell, Fitzgerald, Corsi, Kostka, Leccese, Lutkewitte, Robinson and Singer-Fitzpatrick

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution 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.

Motion to Memorialize the Resolution:

OFFER: Kostka

SECOND: Robinson

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

NEGATIVE: None

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

Memorialization of Resolution 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.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Kostka

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

NEGATIVE: None

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

Memorialization of Resolution for 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.

Motion to Memorialize the Resolution:

OFFER: Robinson

SECOND: Lutkewitte

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

NEGATIVE: None

ADMINISTRATIVE ITEMS:

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

Keith Land, Principal told the Board that after the meeting last month they met with the vendor and have a modified proposal of a brick framed sign. The messages would display from 7:00 a.m. to 9:00 p.m. with no more than four messages per day displaying each message for 15 minutes. Jim Byrnes, Superintendent of Buildings and Grounds stated the proposed sign is lower (eight feet) than the current sign (ten feet) and acknowledged some trees needed to be pruned to allow for better visibility.

While the Board finds that the proposed LED sign is not consistent with the Township Master Plan which only promotes externally illuminated sign, it also finds that it has no jurisdiction in this matter. However if the District proceeds with the LED sign the recommendations of the Board are that the height of the proposed sign should be lowered while maintaining the colonial trim and red brick monument base, the sign should be limited to a maximum of four messages per day, the message should be static with no scrolling and no flashing messages, each message should be displayed for a minimum of fifteen minutes, the sign shall be available to the Township of Colts Neck to display community related messages and the sign shall have no commercial messages and only advertise Colts Neck High School or Township of Colts Neck related messages.

Mr. Land and Mr. Byrne felt the recommendations of the Board were reasonable and stated they would abide by their wishes. The Board directed Mr. Anfuso to write a letter of the recommendations of the Board.

OLD BUSINESS:

None

NEW BUSINESS:

PB709 – Colts Neck Golf Club – Block 17, Lot 10.16 & Block 31, Lot 1.03 – 50 Flock Road

Application for Minor Site Plan Approval for a deviation to Special Condition No. 8 of the Resolution granting Preliminary and Final Major Site Plan Approval memorialized on April 10, 2012 to replace the black vinyl wire from the post and rail fence on Flock Road and 45 juniper plantings with a midblock crosswalk over Flock Road and to construct a 237 s.f. golf bag storage room in the AG Zone.

Mr. Steib, Esq. announced that there were a number of irregularities in the service that was mailed out for this application and the applicant will be sending a new notice out to those property owners (Block 17, Lot 6.1; Block 17, Lot 6.3; Block 17, Lot 21; Block 17, Lot 22; Block 31, Lot 6; Block 31, Lot 18; Block 31, Lot 19.1 and Block 31, Lot 22). Discussion ensued whether a Traffic Engineer should be retained to analyze the proposed midblock crosswalk and answer any questions the Board may have prior to rendering a decision. The Board felt this would be prudent and directed Mr. Anfuso to obtain proposals from known Traffic Engineers for the Board's consideration and appointment during the April 9, 2013 meeting.

This application is carried to the April 9, 2013 meeting with no further notice except to those property owners that were not noticed properly.

DISCUSSION:

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 March 12, 2013 adopted by the Planning Board of the Township of Colts Neck at its meeting held on April 9, 2013.

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