

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
APRIL 10, 2012 MINUTES**

Mr. Robinson 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: Robinson, Powell, Orgo, Corsi, Crossan (20 minutes late) Hennessy, Malinowski and Singer-Fitzpatrick

Absent: Engel, Kostka and Lutkewitte

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

Approval of Minutes:

March 13, 2012 Minutes Approved:

OFFER: Orgo

SECOND: Corsi

AFFIRMATIVE: Robinson, Powell, Orgo, Corsi, Hennessy and Singer-Fitzpatrick

NEGATIVE: None

RESOLUTIONS:

PB691A – Feiler – Block 23, Lot 17.01 – 86 Montrose Road

Memorialization of Resolution granting a Deviation to Minor Site Plan Approval with Variances to retain two pump houses and a decorative colonnade that have been constructed without proper municipal approvals in the AG Zone.

Motion to Memorialize the Resolution:

OFFER: Orgo

SECOND: Powell

AFFIRMATIVE: Robinson, Powell, Orgo, Corsi, Hennessy and Singer-Fitzpatrick

NEGATIVE: None

PB701 – Colts Neck Golf Club – Block 17, Lot 10.16 & Block 31, Lot 1.03 – 50 Flock Rd.

Memorialization of Resolution granting Preliminary and Final Major Site Plan Approval with Variances for an outdoor 48 seat pavilion, second floor dining room addition, driving range building addition and new maintenance building in the AG Zone.

The Board wanted the resolution to specify the exact type of fencing and landscaping that was agreed to along the entire property frontage at Flock Road.

Motion to Memorialize the Resolution As Amended:

OFFER: Orgo

SECOND: Corsi

AFFIRMATIVE: Robinson, Powell, Orgo, Corsi, Hennessy and Singer-Fitzpatrick

NEGATIVE: None

ADMINISTRATIVE ITEMS:

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

Request for two one-year extensions of time to the approved Preliminary and Final Major Site Plan Approval memorialized on February 10, 2009. The extensions will begin February 10, 2011 and expire February 10, 2013.

Sal Alfieri, Esq. represented the applicant and stated this application required DEP approval. It is his hope that they receive this approval in the next month. Mr. Anfuso told the Board this application was approved in phases, things that required DEP approval and things that did not. He stated he received a draft consent order a month ago and concurred with Mr. Alfieri stating he was expecting the DEP approval very soon.

Motion Approve the Extensions of Time:

OFFER: Hennessy

SECOND: Orgo

AFFIRMATIVE: Robinson, Powell, Orgo, Corsi, Hennessy, Malinowski and Singer-Fitzpatrick

NEGATIVE: None

OLD BUSINESS:

PB700 – Matzel – Block 39, Lot 6.02 – 105 Galloping Hill Road

Application for Preliminary and Final Major Subdivision Approval with Variance for a three lot subdivision consisting of 2 lot size averaging lots and 1 farmette in the AG Zone.

Five items were marked as exhibits – Planner’s review letter, Engineer’s review letter, Fire Marshall’s comments, Board of Health comments and a revised plat. John Giunco, Esq. represented the applicant. Mr. Giunco clarified that although the application was submitted under the name Greg Matzel, he is no

longer the owner. An amended application will be submitted so the application is in the name of the new owner, GS Realty.

Andrew Stockton, Engineer, Planner and Surveyor – sworn. When they were in front of the Board in February the Board had requested the septic fields be moved in order to eliminate the need for a waiver, this was done. Other changes were made to reroute drainage and trailers and materials will be taken out of the conservation easements and restoring the property. A landscape easement is provided along the new proposed subdivision line.

Open to the public with no comments. The Board appreciated the applicant meeting all of their concerns by revising the plans.

Motion to Approve the Application:

OFFER: Corsi

SECOND: Powell

AFFIRMATIVE: Robinson, Powell, Orgo, Corsi, Hennessy, Malinowski and Singer-Fitzpatrick

NEGATIVE: None

NEW BUSINESS:

PB694A – Sebolt – Block 7.30, Lot 6 – 7 Windsor Place

Application for Deviation to Minor Subdivision Approval to modify the conservation easement boundary as well as the agricultural/no disturbance line within the conservation easement.

The applicant did not notice for this application. The application will be rescheduled for the May 8, 2012 meeting and the applicant will notice.

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Malinowski at 8:40 p.m. and this was seconded by Mr. Hennessy 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 April 10, 2012 adopted by the Planning Board of the Township of Colts Neck at its meeting held on May 8, 2012.

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