

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JANUARY 11, 2011 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 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: Orgo, Kostka, Schatzle, Corsi, Crossan, Hennessy, Robinson, Powell
Absent: Engel, Malinowski and Singer-Fitzpatrick
Also Present: Timothy Anfuso, P.P., Glenn Gerken, P.E., Julie McGowan, C.L.A., Mike Steib, Esq., and Ruth Leininger

Mr. Steib, Esq. said there were several new appointments for the Planning Board that needed to take the Oath of Office. Mr. Steib gave the Oath of Office to Mr. Orgo, Mr. Kostka, Mayor Schatzle, Mr. Hennessy and Mr. Robinson.

Mr. Orgo said the Board has been rotating the officers by seniority. Mr. Kostka is next in line to be Chairman and Mr. Robinson for Vice Chairman. There were no other nominations from the floor. Mr. Crossan made a motion to close nominations and this was seconded by Mr. Kosta and unanimously carried.

Motion to approve Dave Kostka as Chairman:

OFFER: Schatzle
SECOND: Crossan
Present: Kostka, Robinson, Schatzle, Corsi, Crossan, Hennessy, Orgo and Powell
NEGATIVE: None

Motion to approve John Robinson as Vice Chairman:

OFFER: Crossan
SECOND: Schatzle
Present: Kostka, Robinson, Schatzle, Corsi, Crossan, Hennessy, Orgo and Powell
NEGATIVE: None

Motion to approve Ruth Leininger as Secretary:

OFFER: Orgo
SECOND: Kostka
Present: Kostka, Robinson, Schatzle, Corsi, Crossan, Hennessy, Orgo and Powell
NEGATIVE: None

The Board reviewed the meeting dates for 2011:

February 8, 2011	August 9, 2011
March 8, 2011	September 13, 2011
April 12, 2011	October 11, 2011
May 10, 2011	November 1, 2011
June 14, 2011	December 13, 2011
July 12, 2011	

Motion to approve 2011 Meeting Dates:

OFFER: Crossan

SECOND: Orgo

Present: Kostka, Robinson, Schatzle, Corsi, Crossan, Hennessy, Orgo and Powell

NEGATIVE: None

The meeting was turned over to Mr. Kostka. Mr. Kostka first wanted to thank Mr. Orgo for the years of dedicated service he has given this Board and the great job he did as Chairman last year.

Mr. Kostka wanted to put on record a policy he would like to put in place. All applications must have all major technical items and/or landscaping issues complete before the Board will vote on an application. Mr. Kostka made the following appointments:

Street Coordinator: Joe Powell

Long Range Planning Committee: Orgo, Kostka and Crossan

Affordable Housing Subcommittee: Robinson, Corsi and Kostka

Motion to appoint Township Engineer: Glenn Gerken, P.E.

OFFER: Orgo

SECOND: Robinson

AFFIRMATIVE: Kostka, Robinson, Schatzle, Corsi, Crossan, Hennessy, Orgo and Powell

NEGATIVE: None

Motion to appoint Planning Board Attorney: Michael B. Steib, Esq.

OFFER: Robinson

SECOND: Crossan

AFFIRMATIVE: Kostka, Robinson, Schatzle, Corsi, Crossan, Hennessy, Orgo and Powell

NEGATIVE: None

Motion to appoint Landscape Architect: Julie McGowan

OFFER: Orgo

SECOND: Crossan

AFFIRMATIVE: Kostka, Robinson, Schatzle, Corsi, Crossan, Hennessy, Orgo and Powell

NEGATIVE: None

Approval of Minutes:

December 14, 2010 Minutes Approved:

OFFER: Crossan

SECOND: Orgo

AFFIRMATIVE: Kostka, Robinson, Schatzle, Corsi, Crossan, Hennessy, Orgo and Powell

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution dismissing the application without prejudice.

Motion to Approve the Resolution:

OFFER: Robinson

SECOND: Powell

AFFIRMATIVE: Kostka, Robinson, Corsi, Crossan, Orgo and Powell

NEGATIVE: None

PB689 – Domestic Church Media Foundation – Block 48.01, Lot 2 – 231 Route 34

Memorialization of Resolution granting Minor Site Plan Waiver to install communication antennas on an existing Sprint tower as well as one 8' x 10' equipment cabinet in the MP Zone.

Motion to Approve the Resolution:

OFFER: Orgo

SECOND: Crossan

AFFIRMATIVE: Kostka, Robinson, Schatzle, Corsi, Crossan, Hennessy, Orgo and Powell

NEGATIVE: None

PB691 – Feiler Pond – Block 23, Lot 17.01 – 86 Montrose Road

Memorialization of Resolution granting Minor Site Plan Approval to install three ponds in the AG Zone.

Motion to Approve the Resolution:

OFFER: Crossan

SECOND: Orgo

AFFIRMATIVE: Kostka, Robinson, Schatzle, Corsi, Crossan, Hennessy, Orgo and Powell

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

PB692 – Trump National Golf Club – Block 46, Lot 1.52 – One Trump National Blvd.

Application for Preliminary and Final Major Site Plan Approval with Variances to extend the 3rd, 8th and 12th hole, install a new 148 seat outdoor patio/restaurant and modify the landscaping along the residential lots on Leland Road.

Mr. Orgo and Mr. Schatzle recused themselves from this application. Three new items were marked as exhibits – Architectural Review report, letter from Fire Marshall dated September 30, 2003 and Resolution PB532 Shadow Isle Golf Club dated October 14, 2003.

Sal Alfieri, Esq. represented the applicant. Mr. Alfieri stated the Fire Marshall's letter of September 30, 2003 requests access to the rear of the building which is what the fire lane provided. However they have a Fire Expert who has a solution.

Gerard Naylis, Fire Safety Expert – sworn. Mr. Naylis stated he had a difficult time reaching Mr. Zander but he spoke with him on the phone yesterday. Mr. Zander's concern was the ability for the Fire Department to have access to the rear entrances and the ability of getting equipment to the rear of the building. Having a drive access is not specifically required however access is. The building is sprinkered. Mr. Naylis proposed a flagstone 18' – 20' wide paver patio that is stabilized to hold the weight of a fire truck in lieu of the current fire lane that has grasscrete pavers that are only 10' in width. They would also curve the radius of the patio around the corner of the building to enable a fire truck to make the turn. Mr. Naylis feels this would address the concerns of the Fire Marshall and still allow the applicant to have a patio.

Mr. Alfieri stated the applicant was willing to reduce the amount of seats to 74 with 20 tables and asked the Board to vote on the application subject to the Fire Marshall's approval. Mr. Kostka reminded the applicant of his policy to have all technical items resolved before they will vote on an application. Mr. Alfieri said they were anxious to start work on the tee's and landscaping if they were approved. Mr. Kostka stated the applicant could bifurcate the application and they could have Mr. Zander attend the meeting next month and vote on the patio and other issues tonight. The applicant took a five minute recess.

The applicant chose to bifurcate the application. A.J. Garito, Engineer – sworn. Mr. Garito explained they would like to extend three holes to lengthen the area of play. The tee boxes are too close to the property lines and require variances. They are not within the 300' buffer and the direction of play is away from the homes. One tree will have to be relocated and they will add landscaping to buffer as well. They also would like to add a double row of Green Giant arborvitaes between the houses on Leland Road and Professional Circle.

John Roberts, General Manager – sworn. Mr. Roberts said he wanted to amend something he said last month. Last month he stated he would shut the parking lot lights off at 6 p.m. however there are still employees there at that time. The lights will be shut off at 7 p.m. until March.

Open to the public. Joe Mancino, 20 Fox Hedge Road – sworn. Mr. Mancino said he has been a member of Fire Company #2 for over 25 years. He would not drive a truck behind the clubhouse, it is not safe. He felt the tables and chairs could easily be moved if there was a fire.

The Board agreed to carry the issue of the patio to the February 8, 2011 meeting with no further notice and directed Mr. Anfuso to send a memo to Mr. Zander requesting he attend the February meeting.

Regarding the landscaping and extending the tee boxes, the Board conditioned their approval on the applicant adhering to the comments of the Planner, Engineer and Landscape Architect.

Motion to Approve the Application:

OFFER: Crossan

SECOND: Hennessy

AFFIRMATIVE: Kostka, Robinson, Corsi, Crossan, Hennessy and Powell

NEGATIVE: None

NEW BUSINESS:

None

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. 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 January 11, 2011 adopted by the Planning Board of the Township of Colts Neck at its meeting held on February 8, 2011.

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