

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JUNE 12, 2018 MINUTES**

Mr. Corsi 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 News Transcript and the Star Ledger 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: Corsi, Lutkewitte, Bartolomeo, Orgo, Bader, Crossan (10 minutes late), Kostka, Robinson, D'Eletto and Tobia

Absent: Singer-Fitzpatrick (excused)

Also Present: Timothy Anfuso, P.P., Glenn Gerken, P.E., Mike Steib, Esq. and Ruth Leininger

Approval of Minutes:

May 8, 2018 Minutes Approved:

OFFER: Robinson

SECOND: Bartolomeo

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Kostka, Robinson, D'Eletto and Tobia

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

Capital Project Review – Colts Neck Primary School – Block 8, Lot 2.02 – 76 Conover Road
Capital Project Review for Renovations and Improvements to Colts Neck High School.

William Hopkins, Architect addressed the Board. This is a request for a Capital Project Review pursuant to N.J.A.C. 40:55D-31 of the Municipal Land Use Law. Mr. Hopkins advised these are only concept plans the Board of Education requested to put on a referendum. If the referendum passes obviously more detailed plans will be drawn.

Mr. Hopkins stated the purpose of this plan is to have better circulation and to separate the cars and buses during the drop off and pick up of students. The Planner reviewed his concerns from his review letter and Mr. Hopkins stated they would be worked out when they made construction plans if and when the referendum passed. It was noted the project would be classified as a major development and they will have to comply with NJ Stormwater Management Rules.

NEW BUSINESS:

PB725 - Trump National Golf Club – Block 46, Lot 1.52 – Trump National Boulevard

Application for landscape deviations to applications PB532B, PB672, PB680 and PB692.

Sal Alfieri, Esq. represented the applicant. Fifteen items were marked as exhibits – application, site plan, letter from DEP, letter from Julie McGowan, Planner's review, Board of Health comments, Architectural Review Committee's comments, Environmental Commission's comments, aerial photo, Engineer's review, Shade Tree Commission's comments, photoboard with sheets 2, 3, 4 & 5 mounted, 9 photos mounted, 5 photos mounted and photoboard with sheets 6, 7, 8 & 9.

Mr. Garito explained the original application for the golf course was PB532 which was the original owner. When Mr. Trump purchased this property in 2008 he wanted to change certain things which led to three more applications. The landscaping from all four of these applications have not all been planted according to the approved plans and they are asking for the Board to approve what they have planted. There was also an issue with the DEP where a riparian buffer mitigation plan was supposed to be planted. The plantings were not installed according to plan however correspondence from the NJDEP was received stating the restoration work previously required was complete.

Mr. Garito reviewed the plantings that were required and what was planted along with photographs of the areas in question. Mr. Anfuso stated the Township's Landscape Architect at the time strongly objected to using 76% of arborvitae as a buffer because it created a monoculture. The buffer becomes susceptible to failure due to disease, ice/snow damage, etc., therefore diversity to the buffer is a more desirable horticulture approach.

Open to the public. Michele Ciganek, 11 Bretwood North – sworn. Ms. Ciganek stated her property does not have any landscaping blocking her view of the golf course and she does not want any to be planted. The view of the golf course is the reason she purchased this property two years ago.

Some Board members felt they could not make a decision regarding replacing the landscaping without having a Landscape Architect advise them on the proposed plan.

Motion to Hire a Landscape Architect:

OFFER: Kostka

SECOND: Crossan

AFFIRMATIVE: Lutkewitte, Bader, Crossan, Kostka, Robinson

NEGATIVE: Corsi, Bartolomeo, Orgo and D'Eletto

The applicant agreed to an extension of time to August 31, 2018. This application is carried to the July 10, 2018 meeting with no further notice.

OLD BUSINESS:

PB730 – Revolutionary Road Subdivision - Block 17, Lot 2 – 21 Revolutionary Road

Application for Preliminary and Final Major Subdivision Approval with Variances to create three new residential lots in the A-1 Zone.

Mr. Lutkewitte recused himself from this application. Eleven new items were marked as exhibits – Dwelling Exhibit, Alternate Concept A, Alternate Concept B, Engineer’s review, Planner’s review, Environmental Commission comments, Health Officer’s comments, Shade Tree Commission comments, color mounted Concept A, color mounted Concept B and original color plan showing driveways and houses across the street.

Sal Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito prepared two concept plans where the three lots would be accessed from Revolutionary Road as the Board requested. The first plan requires lot frontage and width variances for all three lots. The second requires lot front and lot width variances for two of the lot, both plans require Design Standard Waivers.

John Kling, applicant – sworn. Mr. Kling stated he has been a resident of Colts Neck for over ten years and has built many beautiful homes with no complaints. He purchased this property with the intent of building three 4,000 to 5,000 s.f. homes with front porches that will fit in the neighborhood. However, all of his clients want to live on a cul-de-sac for the safety of their children.

Open to the public. Andrew Rytter, 17 Revolutionary Road – sworn. Mr. Rytter stated he just wanted the subdivision to be in keeping with the neighborhood. Robert Raab, 37 Revolutionary Road – sworn. Mr. Raab asked what the limit would be on the size of a home being built. Mr. Anfuso stated a two story home could have a 6.6% footprint which would be larger than a 5,000 s.f. home. Mr. Raab stated he was concerned with three new wells and septic systems and the wetlands. He also felt Revolutionary Road has smaller homes and a 5,000 s.f. home would be out of character for the neighborhood. Larry Duffy, 20 Revolutionary Road – sworn. Mr. Duffy stated his concern was the widening of the road, he did not want the road to be widened.

Mr. Alfieri stated his clients knows the market, builds beautiful homes and feels the submission with the cul-de-sac is the superior design and that is what they want the Board to vote on. The applicant agreed to reduce the size of the road to 24’ and not widened Revolutionary Road, just have a wider turning radius. They also agreed to have a 50’ easement along the two westerly property lines and 75’ easement along the front, only clearing trees in the site triangle and adding supplemental trees as required by the Township. The applicant also agreed the garages would be entered through the southside of the homes.

Open to the public. Andrew Rytter felt this was the best case scenario. Robert Raab thought the Board did not take the concept plan where the lots fronted on Revolutionary Road seriously.

Motion to Approve the Application:

OFFER: Crossan

SECOND: Bartolomeo

AFFIRMATIVE: Corsi, Bartolomeo, Orgo, Crossan, Kostka, Robinson, D’Eletto and Tobia

NEGATIVE: Bader

DISCUSSION:

None

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Crossan at 9:25 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 June 12, 2018 adopted by the Planning Board of the Township of Colts Neck at its meeting held on July 10, 2018.



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