

**TOWNSHIP OF COLTS NECK
PLANNING BOARD MEETING
JULY 14, 2020 MINUTES**

Mr. Crossan 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 Asbury Park Press and that a copy is on file in the Office of the Township Clerk. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time. Further, on July 2, 2020 notice was provided to The Asbury Park Press and News Transcript that in order to comply with Executive Order 104 from the Governor of the State of New Jersey, this meeting would be held virtually with log-in information and telephonic numbers for call-in being provided via the Township website. I further order that this public announcement be placed in the minutes of this meeting”.

Salute the Flag

Roll Call:

Present: Crossan, Kostka, Viola, Bartolomeo, Bader, Corsi, D’Eletto, Lutkewitte,
Tobia (10 minutes late), Viola and Stanford

Absent: None

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

Approval of Minutes:

June 9, 2020 Minutes Approved:

OFFER: Stanford

SECOND: Corsi

AFFIRMATIVE: Kostka, Viola, Bartolomeo, Bader, Corsi, Lutkewitte, Viola and Stanford

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

None

OLD BUSINESS:

None

NEW BUSINESS:

PB735 – Colts Towne Group – Block 48, Lots 4 & 41 – 317 Route 34

Application for a Deviation/Preliminary and Final Major Site Plan Approval with variance to permit 178 off street parking spaces where 223 spaces are required in the B-1 Zone.

The Chairman announced that a letter was received from the attorney for the applicant asking this application to be carried to August and stated they will renote for the August 11, 2020 meeting.

PB737 – Trump National Golf Club – Block 46, Lot 1.52 – One Trump National Blvd.

Application for Preliminary and Final Major Site Plan Approval with variance to extend the driving range and install a pool area Snack Bar in the AG Zone.

Nine items were marked as exhibits – site plan, conservation easement plan, Engineer’s review letter, Planner’s review letter, application, copy of Declaration of Covenants and Restrictions, letter from Health Officer, Board of Health comments and a series of eighteen photos of the golf course and pool area.

Sal Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn. Mr. Garito explained they are proposing to extend the tee-box area of the driving range to accommodate more golfers. This extension will require the removal of holes 1, 2 and 3 of the nine hole short course. A new 916.49 s.f. pool area snack bar is also proposed. The snack bar will contain 15 seats with a full working kitchen, including a griddle, grille, deep fryer and a pizza oven.

Mr. Garito confirmed that the snack bar complies with the deed restrictions of the property stating all other uses of the property must remain ancillary to the golf course. He also stated that the only variance required is to permit a 916.49 s.f. snack bar where 500 s.f. is the maximum permitted by ordinance. Mr. Garito showed photos and stated that aesthetically the size being proposed worked much better for the location of the snack bar, otherwise it just seems to small for the area. This area is already in an area where there are tables and chairs and food is being served. During the summer temporary grills are brought in. Constructing the permanent snack bar with the working kitchen will make serving food much more convenient and more aesthetically pleasing. It will not be visible to anyone except in the immediate pool area.

Open to the public. Andrew Kiser, General Manager for Trump stated he felt this was a nice addition and much needed. No one else was in attendance.

The Board conditioned their approval on the applicant complying with the technical comments of both the Township Engineer and Planner.

Motion to Approve the Application:

OFFER: Corsi

SECOND: Kostka

AFFIRMATIVE: Crossan, Kostka, Viola, Bartolomeo, Bader, Corsi, D'Eletto, Lutkewitte and
Tobia

NEGATIVE: None

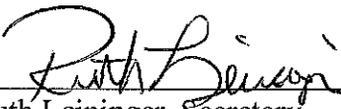
DISCUSSION:

Mr. Anfuso told the Board the Township had their Fair Share hearing for it's Third Round Affordable Housing obligation and the judge ruled that the settlement was reasonable and fair. The township now has a short time limit to adopt various documents to implement the settlement. The Planning Board will most likely hold a public hearing next month on an Addendum to the Master Plan Reexamination Report a new Housing Element and Fair Share Plan of the Master Plan and urged all to be in attendance.

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Lutkewitte at 8:12 p.m. and this was seconded by Mr. Stanford 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 July 14, 2020 adopted by the Planning Board of the Township of Colts Neck at its meeting held on August 11, 2020.



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