

**Business Advisory Committee
Meeting Minutes
March 9, 2006**

Committee Members Present: Chairman Barbagallo, D. Burry, M. Staub, M. Solondz Jr.

Committee Members Absent: R. Coutts, A. Goodwin, A. Hager

Township Liaison: J. Stuart

Attendees: B. Forester, M. Geneve, J. Mancino, T. Morello

The meeting was called to order by Chairman Barbagallo at 7:35 p.m. The notice below was read.

The notice requirements of the New Jersey Open Public meetings law has been satisfied by forwarding a news release to the Asbury Park Press, stating that a meeting of the Colts Neck Business Advisory Committee Meeting would be held on March 9, 2006 7:30 p.m. at Town Hall. The notice requirements have been posted on the Township bulletin board and a copy is on file in the Office of the Township Clerk.

After saluting the flag, roll call was taken by Barbara Byrne, Committee Secretary. Minutes from the February 9, 2006 meeting were approved.

Reorganization

Mr. Stivala, Jr. was nominated, voted and approved as Vice Chairman, and Mr. Burry seconded.

Voccaro Site Plan

Discussion took place and blueprints were reviewed of the Voccaro site. A plan has been approved by the Township's planning board for a bank with drive through windows to be built on this site. Mr. Barbagallo explained the plans were to be discussed at the next planning board meeting, and asked the committee for recommendation/input to the current plans. Overall, the committee stated banks are a favorable asset to the town. The following were suggestions to the current plans:

1. Turn the building 90 degrees, putting the drive through windows toward the rear (East side of the property).
2. Access road to be constructed with Phase I.
3. Ensure using the access road is strongly recommended. And the road is aligned with adjacent Lot 7.

4. Revise the arrows on the blueprints to reflect the correct direction.
(currently reflect traveling on the left of the roadways, not he right side)

Current blueprint plans were shared by Mr. Barbagallo, of a building with 1st floor medical offices and the 2nd floor with “retail” shops. Recommendations to these plans are below:

Mr. Forester suggested the existing entrance on the property not be used by the new building. If it is used, implement a “triangle” to direct traffic flow.

Colts Neck Shopping Center

The application to build an addition on the south side of the Mulberry Gift shop/Karate school has been tabled, stated Mr. Barbagallo.

Chairman Barbagallo commented, he’d like to see senior housing in the Business District of Colts Neck. Others agreed.

There were no topics for the committee from Mr. Stuart.

The concern at Woods End Road and Rt. 34 was addressed my Chairman Barbagallo. He spoke to Mr. Anfuso (Township Planner). Apparently to grant any type of relief for one occupant to improve their property would lend to legal issues.

Being no other business to discuss, the meeting was adjourned at 8:20 p.m. The next meeting is scheduled for Thursday, April 13, at 7:30 p.m.

Respectfully submitted,

Barbara Byrne
Committee Secretary