

**Business Advisory Committee
Meeting Minutes
May 11, 2006**

Committee Members Present: Chairman Barbagallo, R. Coutts, A. Goodwin

Committee Members Absent: D. Burry, A. Hager, M. Staub, M. Stivala, Jr.,
Township Liaison: J. Stuart

Associate Members: B. Forester, J. Mancino, T. Morello, M. Geneve
Associate Members Absent: M. Solondz

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 May 11, 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 April 13, 2006 meeting were approved.

Illmensee/Child Care Center

Mr. Barbagallo asked for comments on the new child Care Center on Rt. 34. There were no comments/objections from the Business Advisory Committee. Mr. Barbagallo will communicate this to the Planning Board

Voccaro Site Plan

Mr. Barbagallo stated to the committee's recommendation to turn the drive thru windows of the bank to the east will be implemented (Per the April Business Advisory Committee meeting: Rotate the building 90 degrees, putting the drive through windows towards the rear (east side of the property)

Presentation of Build Out Analysis

Mr. Goodwin presented information related to buildings in Colts Neck and their positive impact to the town. Using the Dunkin Donuts as an example. He continued emphasizing the town of Colts Neck is a desirable place to live. Mr. Goodwin stated there is opportunity for positive impacts to the town in terms of building/providing retail that would possible keep tax costs down and provide services to the residents. Mr. Forester warned the revenue applied to taxes from buildings is not that large. Mr. Barbagallo commented residents would like to see a small supermarket in town. An example maybe would be a "Whole Foods" or a Kings. Information which was based on a past survey. All agreed the town should not bring in industry, but keep commercial to a minimum. Mr. Goodwin stated the purpose of this committee was not to expand the business district.

Mr. Barbagallo commented the business district would not go any farther north than the Woods Furniture. He also added it would be beneficial to work with all of the realtors in town, to ensure they encourage retail and office buildings to come into Colts Neck.

Mr. Barbagallo added if the government decided to sell Earle, the town should rezone that area as business. If the property is up for sale, the government for the most part respects the zoning the towns implement. Mr. Goodwin advised Sea Girt applied that zoning, if the US Armory is sold it's zoned not to be sold to a large industry.

Ms. Morello commented owners of most of the building in town take pride in the upkeep whereas; developers living outside Colts Neck may not have the same sentiment.

Mr. Barbagallo added, if shopping centers are well maintained it draws more people.

Seta and Vocarro are both building in treatment plants.

Ms. Morello suggested more arts be brought into town (playhouses etc.)

Mr. Barbagallo stated this was all good discussion.

Action Items:

- Mr. Barbagallo will provide a copy of the survey from Brookdale. (Highway Access Management Plan (if constructed) should include sidewalks along Rt. 34 in business district.)
- Mr. Barbagallo will speak to Mr. Anfuso, the Township Planner regarding zoning of Earle.
- Mr. Mancino and Mr. Barbagallo will discuss the possibility of a sub-committee to investigate potential retail buildings for the Township.

There will be no meeting on June 8, 2006. (added by Mr. Barbagallo on 6/1/06)

Being no other business to discuss, the meeting was adjourned at 8:10 p.m. The next meeting is scheduled for Thursday, July 13, at 7:30 p.m.

Respectfully submitted,

Barbara Byrne
Committee Secretary