

**Business Advisory Committee
Meeting Minutes
September 14, 2006**

Committee Members Present: Chairman Barbagallo, R. Coutts, A. Goodwin, M. Staub, M. Stivala, Jr.

Committee Members Absent: D. Burry, A. Hager
Township Liaison Absent: B. Forester

Associate Members Present: M. Solondz, J. Mancino, T. Morello, M. Geneve
Associate Members Absent: J. Stuart

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 September 14, 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 May 11, 2006 meeting were approved.

Vocarro Site Plan

Mr. Barbagallo advised there were no new issues.

Proposed Chase Bank

Mr. Barbagallo stated the Planning Board approved the Chase Bank to be built on Rt. 34 (across from the Folio building). Mrs. Morello commented that the plan presented to and approved by the Architectural Review committee, and upon which her written report to the township was based, had two signs on the building; and one of the two was to be removed. The plan shown to this committee included their highway sign and much more signage on the building. Mr. Geneve agreed the bank would be an asset to the town.

Orchard Shopping Center

Mr. Barbagallo began discussion of additional parking at the Orchard Shopping Center on Rt. 34. The existing plans call for a structure over the pond. Parking will be similar to a bridge like structure accommodating approximately 20 additional parking spaces. The committee agreed this was a good idea and asked a letter of support be sent to the Planning Board.

Colts Neck Shopping Center

The committee discussed possible uses for the area next to the Post Office and the Pharmacy. Mrs. Morello asked about the changes to the service road in front of the shopping center. Mr. Solondz asked Mrs. Morello refrain herself from commenting, due to a conflict of interest. Mr. Stivala, pointed out that Mrs. Morello was commenting, not voting on the issue. Mrs. Morello stated that there are members on this committee, who comment and also vote on matters in which they also have vested interests, and should also refrain comment. Discussion continued which resulting in the committee agreeing that Mr. Staub and Mr. Barbagallo contact the property owner for status on the project.

Signage Ordinances

Mr. Barbagallo suggested the sign ordinance be revised. It was noted by Mr. Geneve this committee's purpose is not to change ordinances but identify impacts to the business community. It was recommended that the committee view the current signage ordinance and then perhaps provide recommendations for revisions to the Township. Mr. Barbagallo will provide a copy of the signage ordinance and include it with the meeting minutes which will be mailed out. Mr. Goodwin suggested the committee concerns itself with future signage and not retroactive signs already in place.

I Cavalleni Restaurant

Mr. Barbagallo stated that the owners of the restaurant on Rt. 34 are considering expanding to include a catering hall and upscale Italian deli. They may purchase the building on the north side of their restaurant and add on to their existing building on the east side.

Highway Access Status

Mr. Goodwin commented on the fact nothing is happening with the highway access plan. Members commented that no one seems to have status in Trenton. A recommendation was made to write a letter to the Township Committee inquiring on status and/or the committee's Township Liaison's. Mr. Barbagallo advised to do so in January.

Action Items:

- Mr. Barbagallo will provide a copy of the sign ordinance prior to the October 12th meeting.
- Barbara will provide a letter of support to the Planning Board regarding Orchard Shopping Center's additional parking concept
- Mr. Barbagallo and Mr. Stivala will contact the Colts Neck Shopping Center owner.

Being no other business to discuss, the meeting was adjourned at 8:45 p.m. The next meeting is scheduled for Thursday, October 12, at 7:30 p.m.

Respectfully submitted,

Barbara Byrne
Committee Secretary