

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

Committee Members Present: Chairman Barbagallo, A. Goodwin, D. Burry, M. Stivala,
M. Staub

Committee Members Absent: A. Hager, R. Coutts, M. Staub

Township Liaison Absent: B. Forester

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

Associate Members Absent: J. Stewart, M. Solondz,

The meeting was called to order by Chairman Barbagallo at 6:05 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 December 14, 2006 6:00 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. Minutes from the October 12, 2006 meeting will be approved at the January meeting.

Barbara presented Chairman Barbagallo plans from the Planning Board.

Veterinary Office on Rt. 34 Expansion

The owner of the building would like to add kennels behind the existing structure. There is also a proposed 2nd story addition. Discussion followed in regards to an access road which does not appear on the plans. All agreed the plans for this access road should appear on all documentation. Specifically the Access Management Road which runs north of Lot # 10's property line. Chairman Barbagallo asked Barbara to submit a letter to the Planning Board with this advisement.

Vaccaro I Plans

The plans for the bank were reviewed. The committee was not sure why these plans came back for review. There were no changes found on the documentation. Chairman Barbagallo would ask Mr. Anfuso why these plans were returned to this committee.

Signage Ordinances

Chairman Barbagallo stated how different scenarios would dictate issues with the town's ordinances. If a building is designed to accept more than one sign, as long as it's tasteful, it's fine. Discussion continued that everyone may have a different opinion of tasteful. All agreed, if a shopping center lists individual tenant names on their sign and the letters are too small to read, people start to slow down lending to a potential traffic hazard. Mr. Forester stated perhaps the committee would have to address the signage ordinance issues as they occur. A question was asked about who is enforcing the sign ordinances. What regulations are in place when one tenant moves out and a new one come into a building, how does the new tenant become aware of the ordinances? Mr. Forester suggested that code enforcement investigate the sign issues. He will bring this discussion to the attention of the Township Committee and provide feedback to this committee at our January meeting.

Mr. Burry suggested to have a one sign naming the shopping center and have tenants listed on the buildings, preventing traffic hazards.

Mr. Burry also stated after reviewing the sign ordinances of Spring Lake, Holmdel and Colts Neck all were essentially the same.

Orchards Shopping Center

Chairman Barbagallo asked the committee for input in asking the Orchards to change their name being Delicious Orchards in next door. Mr. Burry and others didn't feel the committee should be involved. Chairman Barbagallo asked if anyone objected if he approached the owner. All agreed if it were a personal conversation, it would be acceptable, for Chairman Barbagallo to speak to the owner about changing the name.

Brock Property

Mr. Goodwin asked about age restricted housing on the property. Mr. Geneve stated there are people in Colts Neck who do want to downsize or have a maintenance free home and remain in town. A community that would be similar to a 55+ community.

Being no other business to discuss, the meeting was adjourned at 7:15 p.m. The next meeting is scheduled for Thursday, January 11, at 7:30 p.m.

Respectfully submitted,

Barbara Byrne
Committee Secretary