



**COLTS NECK
ENVIRONMENTAL
COMMISSION**

124 Cedar Drive
Colts Neck, NJ 07722

Meeting Minutes February 5, 2007

Members

Present – David Kostka, Sashe Annete, Liaison Thomas Hennessey, Mary Massey,
David Paddock, John Vig

Absent – None

Associates

Present – Pat Anderson, Vincent Domidion

Absent – Gisela Anderl

The meeting was called to order at 7:30 pm by David Kostka who read the following statement. “In accordance with the provisions of the Open Public Meeting Act, P.L. 1975, Chapter 231, public notice of this meeting has been provided by publication of an annual notice in the Asbury Park Press and posting of this notice on the bulletin board at Town Hall.”

The January 8, 2007 minutes were distributed for review. The minutes were adopted as corrected.

LIAISON REPORT

No Report.

PLANNING BOARD

PB637A Furman B33 L7.01 Applicant is subdividing 2 lots and adding a cul-de-sac. There are no variances requested. The commission suggests using existing driveways and creating no public streets to minimize impervious ground coverage. In the event this is not feasible make the cul-de-sac as small as possible.



PB650 Morgan B30 L13 Applicant is requesting to add 7 parking spaces. The commission requests clarification and wonders why a variance for number of parking spaces is not requested as the plans state 13 are required, the storm water report suggests 6, and the applicant is requesting 7. We also comment that while the property is consistent with the zoning, the parking should be adequately landscaped and buffered, as the rest of the street is residential.

PB629A Flancaum B33 Lot 20 Application has been preliminary approved for a 5 Lot Subdivision and is going for final approval. The commission finds no environmental concerns.

PB625B Vaccaro Phase I B48 L6 Applicant is erecting a bank and an office building. There are no variances requested. The commission finds no environmental concerns.

PB640A Vaccaro Phase II B46 L6 Applicant is requesting a slight lot coverage variance that has previously been approved. The commission is opposed to the granting of lot coverage variances due to impervious ground cover. The commission questions if the second building is included in the lot coverage variance and if so suggests the applicant reduce impervious coverage to adhere to the lot coverage numbers.

PB649 Willowbrook Stables B9 L2.01 Applicant is proposing to construct an indoor riding arena and some parking. They are requesting a variance for lot coverage that will be increasing from 10.26 to 15.22% where 10 is maximum. The commission requests clarification on the lot coverage number as the increase is approximately 50% of the existing lot coverage number but the new structures do not appear that large. It was noted the commission is opposed to granting of lot coverage variances due to impervious ground cover.

OLD BUSINESS

None

NEW BUSINESS/ CORRESPONDENCE

Vincent Domidion reported the courts have thrown out the COAH rules and given them six months to redo them. A lengthy discussion on affordable housing and Regional Contribution Agreements occurred.

David Kostka reported he received a letter from French and Parrello regarding Everest Realty's permit application to see where the wetlands reside on Block 48 Lots 5,39, and 49. (Route 34)

Mary Massey and John Vig measured and chose locations for the Purple Martin Bird Houses at both the Municipal Core Site and Bucks Mill Site. They are holding off on installation due to the sudden cold weather. Mary Massey mentioned there are 2 seminars on the Purple Martin, one at Dorbrook on March 2, 2007 and another at Barnegat on March 5, 2007. Mary will email the information.

Vincent Domidion reported The League of Women Voters would be holding a spring forum on Eminent Domain on March 28, 2007 at 7:30 pm at Brookdale Community College.

A letter from the Department of Army regarding Class D Waste Tonnage at Earle and a report as per DEP requirements was distributed for review.

John Vig motioned to adjourn the meeting at 8:50 pm, which was seconded by Mary Massey.

Next Meeting 7:30 pm – Monday, March 5, 2007.

Minutes prepared and submitted by:

Patricia A. Lloyd
Secretary