



Meeting Minutes March 3, 2008

Members

Present –David Kostka, Sashe Annete, Vincent Domidion, Liaison Thomas Hennessey, Mary Massey

Absent –David Paddock, John Vig (excused)

Associates

Present - Gisela Anderl, Pat Anderson

The meeting was called to order at 7:30 pm by Mr. 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 February 4, 2008 minutes were distributed for review. The minutes were approved as submitted.

LIAISON REPORT

Mr. Hennessey presented for review a tree ordinance drafted by the Township Committee. This ordinance is an initial attempt at regulation of tree removal and applies only to subdivisions and site plans. It has taken 20 years to develop this, and efforts to protect trees on existing residential properties have been postponed in order to establish a base for further refinement. Mr. Domidion suggested that the reference in paragraph C5 to paragraph C3 should instead refer to paragraph C4. He further suggested that replacement trees should be required to be “species as determined by the Colts Neck Shade Tree Commission.” He also remarked that various tree species grow at widely differing rates, and it would be more appropriate to set limits at “75% of the size of same species specimen tree of record on official lists maintained by the State of New Jersey” (so-called “champion trees) rather than 10” ABH for all species. Mr. Kostka noted that the ordinance omits mention of enforcement. Mrs. Massey stated that Shade Tree violations are included in section 62.8 of the Municipal Code, and should be included in this ordinance. Mr. Domidion suggested that appropriate enforcement should include an immediate stop-work order.

PLANNING BOARD

Kling, PB #664, Block 11, Lot 3.10, has no significant environmental impact.

Application for property at Dutch Land & Mockingbird Drive requires a variance for pre-existing 228 foot frontage where 300 feet is required. Proposed lot coverage is 7.86% where 15% is allowed. No significant environmental impacts were noted.

Birdsall, PB #663, Block 6, Lot 16, proposes a 3,700 sq. ft. medical office building with pre-existing conditions on Route 34 just north of Leland Road. The applicant proposes 25 parking spaces where 25 are required for this use, but requests a variance of 5 foot setback for parking area where 10 feet are required. Mr. Domidion suggested applicant consider a less intense use, citing potential traffic conflicts, and noted that it would be appropriate to require a traffic study.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Paddock has given notice of intention to resign from the Commission. Mr. Domidion suggested that Mr. Paddock be invited to remain as an Associate Member. Mr. Kostka suggested that an attendance policy be developed. Mr. Domidion remarked that such policy should apply to all Township committees. Mr. Hennessy will present the idea to the Township Committee for discussion.

CORRESPONDENCE

Monmouth County Green Table, sponsored by the NJ-DEP Green Acres Program, Monmouth Conservation Foundation, Monmouth County Planning Board, Monmouth County Farmland Preservation Program, Monmouth County Park System and the Neptune City Parks and Recreation Department on March 19. Mr. Domidion will attend.

LOI for Kevin Yale, Block 33, Lot 4, of Muhlenbrink Lane.

Monmouth County Park System achievement awards program.

Mr. Domidion motioned to adjourn the meeting at 9:16 pm. Mrs. Massey seconded the motion, which passed unanimously.

Next Meeting 7:30 pm – Monday, April 7, 2008.

Respectfully submitted,

Ellen Terry, Secretary

