



**COLTS NECK  
ENVIRONMENTAL  
COMMISSION**

124 Cedar Drive  
Colts Neck, NJ 07722

**Meeting Minutes  
April 7, 2008**

**Members**

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

Absent – Mary Massey (excused), John Vig

**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 March 3, 2008 minutes were distributed for review. The minutes were approved with the correction that Mrs. Anderson was present.

**LIAISON REPORT**

None. See Old Business.

**PLANNING BOARD**

Papetti, PB #662, Block 45, lot 3.02, 64 Hominy Hill Road, proposes a three-lot subdivision with a cul-de-sac in an A-1 zone. This has been pulled from the Planning Board agenda. Presently, it has 50’ buffers for the Mine Brook wetlands in the rear. Category I regulations will go into effect this month or next, which would require 300’ buffer.

Site Plan for Birdsall, PB #663, Block 6, Lot 16, Route 34 just north of Leland Road, was heard at last Planning Board meeting and sent back due to excessive variances, including substantial lot coverage. Applicant has re-designed so that it would not be necessary to back out onto Route 34 if the parking lot were full. The application now conforms to impervious requirements. However, there is still concern regarding the high intensity of medical use. Approval for a curb cut must be granted by the N.J. Department of Transportation. Mr. Domidion noted that the five-foot setback would cause a landscape deficiency.

Site Plan for Kling, PB #667, Block 7, Lot 4.01/4, off Crine Road, proposes a clay-lined 150’ x 50’ pond on a six-acre lot. This is a permitted use and no variances are required. The only environmental concern would be mosquitoes, but a fountain will aerate the water and prevent them from being a nuisance.

Site Plan for Ralph Notaro, PB #661, Block 11, Lot 3.05, 10 Mockingbird Drive, proposes the addition of a pond, a swimming pool, a cabana, a sports court, and patios, requiring a variance from requirement of 15% impervious coverage. The additions would bring coverage to 19.7%. The house was originally approved as a 2 ½ story dwelling, but was built as a 3 ½ story dwelling, on top of a rise, with a walk-out basement leading to a narrow 10' channel. The house and deck comprise approximately 7% coverage, and the 8,600' drive comprises approximately 7% coverage. The proposal is environmentally unsound due to excessive coverage. The applicant should redesign in order to meet impervious requirements.

### **OLD BUSINESS**

Mr. Hennessy opened discussion regarding the proposed tree ordinance. The ordinance will pertain only to subdivisions and commercial site plans. Mr. Domidion urged that the scope be broadened to include at least “teardowns” and clearcutting prior to subdivision application. He reiterated that the reference in paragraph C5 to paragraph C3 should instead refer to paragraph C4. He also reiterated that replacement trees should be required to be “species as determined by the Colts Neck Shade Tree Commission,” because 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. He suggested that in paragraph D.1. the phrase “all trees must be flagged” be altered to read “all trees *that are designated to remain* must be flagged. He further suggested that the ordinance require a disturbance limit around trees, within which alteration of grade or hydrology would be forbidden. Mr. Kostka advised that the ordinance should specifically state that the Township Shade Tree Commission is the approving authority.

### **NEW BUSINESS**

Ms. Annete suggested that the Township consider a no-idling ordinance, as several other municipalities have taken this action. The State no-idling statute requires only that idling continue for no more than three minutes, and diesel no more than ten minutes. However, it takes less fuel to re-start an engine than to idle for more than ten seconds. Mr. Kostka requested that Ms. Annete look for sample ordinances. The Township Committee has already passed a no-idling resolution that pertains to Township vehicles.

### **CORRESPONDENCE**

LOI for the Monmouth County Reclamation Center

Request for approval of on-site wastewater collection system for Shadow Isle Gulf Club, Block 46, Lots 1/1, 1.50, 1.51 & 1.52

LOI for Red Fox Investment, Block 50, Lots 4 & 17, for new lot 23

Mr. Domidion motioned to adjourn the meeting at 8:50 pm. Mr. Hennessy seconded the motion, which passed unanimously.

**Next Meeting 7:30 pm – Monday, May 5, 2008.**

Respectfully submitted,

Ellen Terry, Secretary

