



**COLTS NECK
ENVIRONMENTAL
COMMISSION**

124 Cedar Drive
Colts Neck, NJ 07722

Meeting Minutes September 8, 2004

Members

Present – Mary Massey, Liaison Thomas Hennessey, David Kostka

Absent - Carol Goubeaud, David Paddock, John Vig, Anthony Wagar

Associates

Present - Gisela Anderl, Pat Anderson, Vincent Domidion, John Saavedra

Absent – Marie Goubeaud

NO QUORUM

The meeting was called to order at 8:00 pm by Mary Massey 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.”

Approval of the July 12, 2004 minutes were held in abeyance as there was not a quorum.

LIAISON REPORT

No Report.

PLANNING BOARD

The following Planning Board applications were discussed:

PB614A B22 L7 Brusco: Applicant is requesting a variance for 50’ minimum lot frontage. The members present find no adverse environmental impact.

PB615 B47 L16.01 Aether Commercial Building: Applicant requested variance in April, June, July and August for a setback allowance of 25, 35, 48 and 58-feet where



75 feet is required. They have now modified the aesthetics of the building structure and the members present see no environmental impact.

PB619 B51 L1.05 Matzel: Residence is located on Michaels Way. It is unclear if the plans are complete. Mary Massey will request more information.

PB618 B730 L306 Dalmazio: This is a major subdivision on Paddock. There will be 2 houses with no variance requests. The members present recommend the existing impervious cover cul-de-sac be decreased or removed and see no other adverse environmental impact.

PB609A B46 L10 Green: This application is requesting a variance for a front yard setback and a reduction in required parking stalls. The commission reviewed this application in April 2004 and December 2003 and had traffic concerns. The members present recommend referencing the previous memos concerns to the Planning Board.

PB617 B22 L11, 12,13, & 14 The Manor Homes of Colts Neck: Site plan of 48 proposed Town Houses to be located on Route 537 and School Road was submitted. As the project was Court approved objections may have little weight. The members present noted that because Category 1 waters are protected from predictable change, we would like to know what contaminants the Sewerage Treatment Plant is designed to remove. Additionally we will perform a site inspection tomorrow September 9, 2004 at 5:00 pm attended by Mary Massey, Vincent Domidion and Pat Anderson to see if there are any other recommendations.

OLD BUSINESS

Vincent Domidion gave an interesting Historic Road Committee update. He distributed a new map of historic roads with the earliest date they appeared on a map. He also displayed a large map that was color coded to display the different types of soils the roads were located on. He also displayed a large map dated 1851 and noted that Colts Neck was incorporated in 1847.

NEW BUSINESS/ CORRESPONDENCE

Mary Massey noted she received a letter from the Board of Recreation Commissioners regarding the Recreation & Open Space Reexamination Report Plan.

Vincent Domidion mentioned that the WRA is meeting September 13, 2004 to review & comment on the proposed NJ State Development & Redevelopment Plan; he will keep the Commission posted. Additionally he read passages from the NJ Register referencing comments made by the CWR and responses from COAH on high-density affordable housing and site suitability.

David Kostka motioned to end the meeting at 9:15. Thomas Hennessey seconded the motion.

Next Meeting 8 pm-Monday October 4, 2004

Minutes prepared and submitted by:

Patricia A. Lloyd
Secretary