



**COLTS NECK
ENVIRONMENTAL
COMMISSION**

124 Cedar Drive
Colts Neck, NJ 07722

Meeting Minutes October 4, 2004

Members

Present - Mary Massey, Carol Goubeaud, Liaison Thomas Hennessey, David Paddock,
John Vig

Absent - David Kostka, Anthony Wagar

Associates

Present - Gisela Anderl, Pat Anderson, Vincent Domidion, Marie Goubeaud, John
Saveedra

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."

A motion was made, seconded and passed to approve the July 12, 2004 minutes.

LIAISON REPORT

Liaison Thomas Hennessey distributed copies of a letter from the Township Planner to the Township Administrator regarding Landscape Easement versus Greenway Dedication Cluster Developments in the A1 Zone. He explained the letter is informational and that it will not be acted upon at the Township Committee Meeting this month, but it may come up in the following month. It was decided the committee members would review the materials and discussion would be conducted at the November meeting.

PLANNING BOARD

The following Planning Board applications were discussed:

PB619 B51 L1.05 Matzel: Residence is located on Michaels Way. Applicant is seeking a variance for the height of a new separate garage of 30' when 25' is the



maximum allowed. The Commission is opposed to this variance request and will notify the Planning Board.

PB620 B8 L6.08 Palazzolo: Application is an amended subdivision, requesting the removal of nine large Oak trees in order to construct a home. The Commission is opposed to this request and will notify 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. Mary Massey, Vincent Domidion and Pat Anderson performed a site inspection at this location on September 9, 2004. A letter was sent to the Planning Board requesting additional information and reserving our right to respond. There still are outstanding issues. Mary Massey will respond to the Planning Board.

Capital Project Review – Colts Neck Board of Education: The proposal is to construct a new Bus Garage adjacent to the existing Municipal Garages located on Township property. The Garage will contain 2 bus bays, a break room, mechanical room and have new well and septic system. The Electric would be run from the existing Municipal Garages. The Commission sees no adverse environmental impacts.

OLD BUSINESS

Vincent Domidion gave an update on the WRA meeting held September 13, 2004 reviewing & commenting on the proposed NJ State Development & Redevelopment Plan. Additionally he gave an update on the comments made by the CWR and responses from COAH on high-density affordable housing and site suitability.

NEW BUSINESS/ CORRESPONDENCE

No new business.

John Vig motioned to end the meeting at 8:50 pm. David Paddock seconded the motion.

Next Meeting 8 pm-Monday November 1, 2004

Minutes prepared and submitted by:

Patricia A. Lloyd
Secretary