

**5 February 2004 Meeting Minutes - Shade Tree  
Commission**

***Township of Colts Neck  
Shade Tree Commission  
Meeting Minutes  
5 February 2004***

**Protocol:**

**Call Meeting to order @ 7:30 PM by  
Chairwoman Diana Goubeaud who read the  
open public meeting statement.**

**Roll Call - Members present Diana Goubeaud, Rita  
Ruggieri, Mary Barbagallo, Henry Hammond, Jennifer  
Axelrod, Michael Alagna. Staff Present - Julie McGowan,  
George Fessler,  
Township Liaison James Stuart.**

**Absent - Eileen Stivala**

**January Minutes - Approved unanimously  
Henry Hammond offered a motion which was  
seconded by Jennifer Axelrod.**

**Township Committee Liaison Report - Mr.  
Stuart reported that Taxes in all probability will go up.  
Budget process is on-going with an effort to cut costs  
without reducing necessary services.**

***New Subdivisions and Site Plans***

**1. PB # 570 Conover Ridge Estate - Re: landscaping of  
Greenways and Removal of 100 year old Oak Trees - STC  
resolution of 12/09/02 applies - Awaiting new plans for Greenway  
Landscaping. On Hold for Planning Board Action - It was noted at  
the meeting that many trees have been cut down on the property in  
question. Planning Board Action is required.**

**2. ZB # 609 Verizon Wireless - Request for an antenna on  
existing Power Company Tower on Crine Road. - Conditionally**

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approved on 6/5/03 Awaiting new landscaping plans. J.M. to follow up. Currently awaiting new landscaping plans.

3. **PB App. # 602 - Mumford/Ditmar Farm Minor Subdivision & Minor Site Plan** - Settlement agreement documented in letter dated 12/11/03. All conditions to be satisfied by 5/15/04 GEF to follow up.

4. **PB # 532 Shadow Isle Golf Club - Block 46, Lot 1.50, 1.51, 1.52, & 1.1** - Application for New Club House. Landscape Plans dated 9/1/03 apply. Awaiting new landscaping prints, JM to follow up with A.J. Garito. Planning Board gave conditional approval. Awaiting prints from A. J. Garito.

5. **PB # 590 St. Mary's Church - Block 19, Lot 18** - Awaiting new (final prints.) JM reported that A.J. Garito promised new/final prints in March.

6. \***PB # 574 Orchards Shopping Center Site Plan dated 10/20/01 revised 7/18/03** - On February Planning Board Agenda - JM to review. *STC Denied Application* awaiting Planning Board Action. STC still awaiting prints. Attached letter dated 2/5/04 Sent to Planning Board.

7. **PB # 609 Green Site Plan Waiver** - Conditional Approval granted on 12/04/03. 4 sets of Landscaping Plans Required. Still awaiting revised Landscaping Plans.

8.\* **PB # 613 & ZB #639 Montifusco - Orchard Lane - Major Subdivision (2 lots)** - Prints dated 1/26/04, Review at meeting. Resolution to Zoning Board Denied on the grounds that Grading as shown will expose tree roots and may result in tree kill. Vote - Offered by Diana Goubeaud, Seconded by Henry Hammond, unanimously passed. PB referred to ZB for coverage variance.

9. \* **PB # 612 Dellanno - Shady Tree Lane** - Minor site plan - Sports Court - Prints dated 1/27/04. Review at meeting. Resolution denied on grounds of poor/ inadequate plans. Diana Goubeaud offered Resolution which was seconded by Henry Hammond. Unanimously passed. Awaiting applicant and PB action.

10. \***PB # 611 Brock Farms - Route 34** - Building modification and relocated parking - Review at meeting - Not on Feb. Planning Board Agenda Attached letter 2/5/04 sent to PB. Awaiting new prints.

NOTE - \* indicates resolution written/ and or correspondence

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concerning.

## **Infractions**

**1. Rivers Edge Multiple residents having various greenway violations** - Code Enforcement Officer (CEO) actively pursuing violations. Letter sent by C.E.O. to violators.

List of Violations -

(a.) **Romano** Block 35, lot 22.22 J.M. report of 8/1/03. Landscaping required. GEF to follow up with CEO.

(b.) **Parikh** Block 35, Lot 22.24, CEO letter of 9/10/03 reference lights to be removed by 10/1/03. CEO actively pursuing. No landscaping required. GEF to follow up with CEO.

(c.) **Bisignano** Block 35, Lot 22.23 - CEO letter of 11/13/03, violations to be removed by Oct.1,2003 GEF to follow up with CEO.

(d.) **Damusjian**, Block 35, Lot 22.18 - CEO letter dated 10/16/03 with action by 11/01/03. No action as of 11/03/03. CEO & GEF to follow up.

(e.) **Vulpis/Lionette** - Block 35, Lot 22.19 - CEO letter dated 10/16/03 Vulpis called GEF informing that Property was sold to **Lionette** on 4/16/03. Need to consult with lawyer regarding STC's next move. CEO & GEF to follow up.

(f.) **Aprilante** Block 35, lot 22.20, CEO sent letter dated 10/16/03. Mrs. Aprilante called GEF on 10/20/03 saying "fire caused damage". Need to consult lawyer regarding STC's next move. CEO & GEF to follow up.

**2. Forest - Western Drive (Easement and Greenway) Violations** - J.M. & GEF to follow up

**3. Saada - 46 Orchard Lane (clearing of Greenway)** - GEF sent letter to Dr. Saada dated Oct 20, 2003 with completion date of Nov 15, 2003. CEO issued summons. Court date changed to 2/27/04

**4. Primrose Lane - Lombardo** - Salt damage to Greenway. CEO sent letter dated 11/13/03 requiring soil replacement and replanting of trees and grass. CEO, GEF, JM to follow up. Lombardo letter of 1/6/04 to JM stated completion by 5/15/04

**5. Rogers Block 21, Lot 3.1 Laird Road** - CEO letter of 1/2/04 to Rogers. CEO, GEF, & JM visited site and discussed resolution with Rogers. CEO, GEF & JM to follow up.

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6. **Zuppichine, 8 meadows Run Drive** - ATV damage in Greenway. CEO letter of 1/21/04 addresses violation. Restoration required. CEO, GEF & JM to follow up.

### ***Proposed "Tree Preservation Ordinance"***

The Tree Preservation Ordinance is going forward. Separate committee meetings are being held to draft a sound proposal which should hold up in court if challenged and be acceptable to Township Committee.

### ***Committee Reports***

Budget read for STC comment/suggestions

### ***Cul-de-sac Sub Committee***

It was noted that generally, cul-de-sacs are looking better. Mary Barbagallo reported that she will need some Round- Up for those cul-de-sacs in her area by spring.

Secretary to get Chukker Lane agreement letter signed by Township Officials.

***Pools*** No Action

***All Other:*** *Street Trees, Town Hall, Park Lands, Greenways, Conservation acres, and Landscape easements.*

***Staff Report -***

***STC Member's Reports & Questions -***

***Meeting Adjourn @ 10:12 PM on motion offered by Henry Hammond, which was seconded by Mary Barbagallo. - Unanimously Carried.***