



**COLTS NECK
ENVIRONMENTAL
COMMISSION**

124 Cedar Drive
Colts Neck, NJ 07722

Meeting Minutes October 3, 2011

Members

Present – David Kostka, Liaison Michael Fitzgerald, Sashe Annete, Jennifer Barbieri, Vincent Domidion, Thomas Hennessey, Mary Massey and John Vig

Absent – NONE

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.”

On a motion by Mr. Domidion and seconded by Ms. Annete, the minutes of the September 6, 2011 meeting were approved with the correction that the stream on the DeSaye property is Category I, not III.

PLANNING BOARD

Garber, PB681A, Block 29, Lot 10.05, 2 Bluebell, has applied for a deed restriction that would keep both his lots coupled in perpetuity without losing their status as individuals lots, so that the owner could meet the lot coverage requirements and also retain the existing 9,000 sq. ft. house on the acquired property as a guest house. The application was denied by the members of the Planning Board for the reason that the application was in opposition to the intent of the sound planning/zoning and the Master Plan.

Red Fox (Overbrook Estates), Block 50, Lots 4 & 5, Hockhockson Road, has applied for a subdivision and a change in the ordinance to permit a group home in lieu of affordable housing. Mr. Kostka advised that a group home can be interpreted as inherently beneficial, and that the Long Range Planning Committee is looking at a possible ordinance to control the locations and size of group homes. Meanwhile, Mr. Fitzgerald declared that he prefers to accept the plan as part of a developer’s agreement, as changing the ordinance for this single application could ultimately affect the entire Township. The matter is pending.

Michael DeSaye, PB695, Block 7, Lots 7.01 & 7.11, Crine Road, has altered his application for a subdivision creating a lot line adjustment on approximately 21 acres, due to N.J.D.E.P. Category I constraints. Currently there are two pastures, one on each property, and applicant wants them to remain there within conservation easements. He also proposes two structures to be located within the buffer, resulting in intensification of usage. Mr. Vig offered a motion, seconded by Mr. Domidion, to oppose the construction of any structures within the buffer.

COLTS NECK ENVIRONMENTAL COMMISSION

October 3, 2011

Page 2

LIAISON REPORT

None.

OLD BUSINESS

Mr. Fitzgerald reported that the Township Committee is aware of existing confusion regarding recycling rules. The current ordinance requires type 1 and type 2 plastics to be recycled. Mr. Domidion reported that he learned from Larry Zaayenga, County Supervisor of Solid Waste Planning, that a market exists presently for only type 1 and type 2, but the contractors will pick up types 1 through 7, and take care of all of them. Mr. Domidion suggested that the ordinance be altered so that the requirements could be changed by resolution, as contractors and markets can change more rapidly than ordinances can be altered to conform to the newer situations.

Mr. Domidion and Ms. Annete reported on their research into wind-generated power. Mr. Domidion referred to a six-foot diameter, 250-pound turbine that can be installed on a rooftop. Ms. Annete referred to a combination wind-and-solar device of a helix shape with blades that are solar panels. She is reviewing wind-power ordinances. Mr. Kostka reported that the Township Committee has passed an ordinance requiring a minimum of 30 acres for installation of wind mills. Mr. Domidion and Ms. Annete will continue their research with the intent of being able to make recommendations to the Township Committee and Long Range Planning Committee.

NEW BUSINESS

None.

CORRESPONDENCE

None.

On a motion by Mr. Vig, seconded by Mr. Domidion, the meeting was adjourned at 8:54 pm.

Next Meeting 7:30 pm –November 3, 2011

Respectfully submitted,

Ellen Terry, Secretary

