



**COLTS NECK
ENVIRONMENTAL
COMMISSION**

124 Cedar Drive
Colts Neck, NJ 07722

Meeting Minutes January 3, 2012

Members

Present – David Kostka, Liaison Michael Fitzgerald, Sashe Annete, Vincent Domidion, Thomas Hennessey and Associate Member John Vig

Absent – Jennifer Barbieri and Mary Massey (both excused)

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 December 5, 2011 meeting were approved.

PLANNING BOARD

John Giunco, Esq. and A.J. Garito, P.E., of Two River Engineering, appeared on behalf of Red Fox (Overbrook Estates), Block 50, Lots 4 & 5, Hockhockson Road, a subdivision that would include a group home in lieu of affordable housing. An Environmental Impact Statement has been submitted. Mr. Kostka declared that the chief concerns of the Commission are mature trees and high value specimen trees, importation of fill soil, and oil or gasoline tanks that might be located on the property, both aboveground and below.

Mr. Giunco declared that the project would be essentially neutral in regard to soils removal or replacement. Mr. Garito stated that basically all grading would be accomplished with soils already on-site.

The Tree Plan was reviewed, and specimens identified by number from a key, particularly at the entrance. The Plan appears to have a large number of oaks. Mr. Domidion stated that on a site visit he had observed several large, mature tree specimens near the entrance, but could not recall the species at this time. Mr. Giunco stated that Township road standards and the location and extent of nearby wetlands determined the position of the entrance roadway. Mr. Kostka reminded the applicants that Township ordinance requires replacement by **two** trees of each tree marked on the plans for removal.

Mr. Giunco declared that Pat Bailey told him that she believes that all underground tanks had been removed when the Bailey's bought the property in the 1970's.

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Mr. Giunco declared that it is planned, on the 17 lots of 10 acres or more each, for the conservation easements to be delineated by a row of trees, rather than by fencing, in order that landowners may use the easements for pasturage. Mr. Fitzgerald remarked that the Township needs appropriate measure for protection from people who might purchase these lots without meaningful recognition of the conservation easements. He stated that a fence clearly means that property beyond the fence is in some way off-limits, but that trees have no meaning beyond their mere existence. Mr. Garito argued that fences can disappear, but trees have more permanency. Mr. Domidion suggested that berms might be used instead of fences, because they are more difficult to remove. Mr. Garito argued that berms are not highly visible, but that a few feet of fencing at the corners, with lolly columns in between trees could be effective. A motion was made by Mr. Domidion, and seconded by Ms. Annete, to require effective demarcation of conservation easements by the applicant. Motion passed unanimously. Mr. Domidion plans to make a site visit to the property at 2 PM on Friday, January 6.

Gregory & Karen Matzel, PB700, Block 39, Lot 6.02, Galloping Hill Drive, have applied for a subdivision of 25.987 acres into three lots of 2.021 acres, 3,272 acres, and 20 acres. No environmental impacts are noted.

LIAISON REPORT

None.

OLD BUSINESS

Mr. Domidion reported that his computer printer is temporarily disabled, so he will submit the written report on wind-generated power at a later date.

NEW BUSINESS

Mr. Domidion noted that a new shark species has been reported.

CORRESPONDENCE

None.

On a motion by Mr. Domidion, seconded by Ms. Annete, the meeting was adjourned at 9:36 pm.

Next Meeting 7:30 pm –February 6, 2012

Respectfully submitted,

Ellen Terry, Secretary

