



**COLTS NECK  
ENVIRONMENTAL  
COMMISSION**

124 Cedar Drive  
Colts Neck, NJ 07722

**Meeting Minutes  
June 4, 2012**

**Members**

**Present** – David Kostka, Liaison Michael Fitzgerald, Vincent Domidion, Rick Ecklord and Mary Massey

**Absent** – Sashe Annete, Jennifer Barbieri (excused), Thomas Hennessey (excused) and Associate Member John Vig (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 Mr. Kostka, the minutes of the May 7, 2012 meeting were approved.

**PLANNING BOARD**

Orchards Shopping Center, PB703, Block 46, Lots 13 & 14, 340 State Route 34, has resubmitted an application for expansion of the parking lot, and retention of both spaces installed without permission, as well as spaces that were installed in landscape islands. The Commission finds that the conservation easement should be respected, and a landscape island should be required for every ten parking spaces.

RTG One, LLC, ZB893, Block 19, Lot 1, State Route 34 at Laird Road, has submitted an application for a use variance to operate a pizza store at the site of a former seasonal farm stand. The site is outside the designated commercial zone, but was grandfathered as a farm stand, as were the real estate and auto repair facilities on the opposite side of Route 34. Mr. Domidion noted that the submitted plans state that the site is in the B1 Zone, but it is actually located in the A1 Residential Zone. The Commission opposes the operation of a pizza store outside the commercial zone, and finds that it raises serious environmental concerns regarding impervious coverage, lighting from a business in a residential zone, and safety/environmental concerns associated with increased traffic from a business at an intersection with a traffic light. These issues are further complicated by going from a 9 month farm stand operated during the day to a 12 month business that will be open day and night.

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Mr. Kostka distributed a letter from the Commission to the Colts Neck Planning Board regarding the application for Sebolt, PB694A, Block 7.30, Lot 6, 7 Windsor Drive. The letter states:

“The Environmental Commission **STRONGLY** opposes the granting of any relief for the disturbance conducted by the applicant in this restricted area of the conservation easement and further believes that the applicant should be required to restore the area to the original state with an appropriate landscaping plan approved by both the Environmental and Shade Tree Commissions. This is a serious violation of our regulations and should not be tolerated or condoned in any manner.”

The hearing for this application has been postponed.

Monmouth County Park System, Block 35, Lot 14, County Route 537 East, has submitted plans for a new pool support building, to replace one built in 1948. This constitutes an enhancement of the park. The submission is simply advisory.

**LIAISON REPORT**

Mr. Fitzgerald reported that he plans to investigate possible review of proposed easement swaps by the Environmental Commission.

**OLD BUSINESS**

Mrs. Massey reported that she again met with the Millstone Township Land Officer, who demonstrated their Excel easement spread sheet that was produced by Township employees. She was informed that each easement is deeded, and a copy of the filed deed is forwarded to the Township, so that she believes that someone in Colts Neck must have copies of the deeds of easement. She proposed that the easement project commence with greenways, as they should have monuments. Mr. Fitzgerald suggested asking the Trail Riders for their involvement in this. He will attempt to locate the deeds.

**NEW BUSINESS**

Mr. Domidion reported that the ARRA grant submits a build-out analysis for the Township of 236 units, under current zoning. This does not take into consideration constraints or bonuses.

**CORRESPONDENCE**

Notice of a seminar on fracking at the Middletown Library on June 7 from 7:00 to 8:45 PM.

On a motion by Mrs. Massey, seconded by Mr. Domidion, the meeting was adjourned at 9:18 pm.

**Next Meeting 7:30 pm –July 2, 2012**

Respectfully submitted,

Ellen Terry, Secretary

