



Meeting Minutes September 6, 2011

Members

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

Absent – Jennifer Barbieri (excused) and John Vig

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. Hennessy and seconded by Mr. Domidion, the minutes of the July 5, 2011 meeting were approved. On a motion by Mr. Domidion and seconded by Mrs. Massey, the minutes of the August 1, 2011 meeting were approved with the correction that information regarding solar flares was distributed by Mr. Domidion, and alteration of sentence two under New Business to read: Mrs. Massey agreed to contact Tim Anfuso to determine the extent of the current determination of class of easements.

PLANNING BOARD

Garber, PB681A, Block 29, Lot 10.05, 2 Bluebell, has returned for review. Permitted impervious coverage is 10%, and applicant is currently at 16.69%, part of which was constructed without approval. The applicant has purchased the adjoining property and now has two contiguous 10-acre lots, in order to mitigate the percentage of impervious over the allowed amount. The applicant wants the two lots to become one parcel in order to meet requirements for impervious percentage, but has applied for a deed restriction that would keep the lots coupled in perpetuity without losing their status as individuals lots, so that the owner could also retain the existing 9,000 sq. ft. house on the acquired property as a guest house. Very lively discussion ensued, particularly concerning whether this is strictly a planning issue, or whether there is a clear environmental issue that could be presented to the Planning Board. Mr. Kostka maintained that the Planning Board will consider the environmental impact to be the same regardless of the possible deed restriction as that would not make environmental changes. Mrs. Massey stated that the applicant is trying to circumvent important environmental constraints. Mr. Fitzgerald stated that acceptance of the deed restriction would be a slippery slope, and not in the public interest. Mr. Domidion moved that the Commission recommend to the Planning Board that environmental averaging is not in the best interest of the public. Ms. Annete seconded the motion. Roll Call Vote: Mr. Kostka, No. Ms. Annete, Yes. Mr. Domidion, Yes. Mr. Hennessy, Abstain. Mrs. Massey, Yes.

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Michael DeSaye, PB695, Block 7, Lots 7.01 & 7.11, Crine Road, has submitted an application for a subdivision that will create a lot line adjustment, as the N.J.D.E.P. Category I rules have rendered one of the lots unbuildable as currently configured. No environmental problems are perceived with this application.

LIAISON REPORT

None.

OLD BUSINESS

Lois Blake of Carriage Hill Drive, who spoke at the July 5, 2011 meeting, reported that the Township web site is still inaccurate in regard to recycling regulations. Mr. Kostka spoke with the Administrator and requested that Mr. Bowden speak with Public Works about clarifying the recycling rules. Mr. Fitzgerald remarked that Public Works claimed to have been told by the Monmouth County Office of Recycling not to advertise the rules. Mr. Domidion, who also serves on the Monmouth County Planning Board, of which the Monmouth County Office of Recycling is a part, believes that the message may have been misconstrued, and he will speak with Larry Zaayenga, Supervisor of Solid Waste Planning.

NEW BUSINESS

Mr. Domidion reported that he has been looking into small wind turbines suitable for single family residences, but that there are certain legal restrictions. He believes that the smaller turbines might be both environmentally beneficial and also acceptably esthetic. Some models operate quietly at low speeds. Mr. Fitzgerald stated that the Commission should take a position on this issue to balance both esthetic and environmental considerations. Mr. Domidion and Ms. Annete will investigate further.

CORRESPONDENCE

None.

On a motion by Mr. Domidion, seconded by Ms. Annete, the meeting was adjourned at 9:15 pm.

Next Meeting 7:30 pm –October 3, 2011

Respectfully submitted,

Ellen Terry, Secretary

