



**COLTS NECK  
ENVIRONMENTAL  
COMMISSION**

124 Cedar Drive  
Colts Neck, NJ 07722

**Meeting Minutes  
April 2, 2012**

**Members**

Present – David Kostka, Liaison Michael Fitzgerald, Sashe Annete, Jennifer Barbieri, Vincent Domidion, Rick Ecklord, Mary Massey, Thomas Hennessey and Associate Member 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 Mrs. Massey, the minutes of the March 5, 2012 meeting were approved, with the corrections that Mrs. Massey, not Ms. Annete, seconded approval of the February 6, 2012 minutes, and that Mrs. Massey spoke with Eric Anderson, not Eric Ericson.

**PLANNING BOARD**

Sebolt, PB694A, Block 7.30, Lot 6, East Larchmont Drive (with access off Windsor Drive), has submitted an application for amendment of the conservation easement, specifically on 1.76 acres of the 40-acre parcel. This would include a piece of land continuing for 180 feet behind the existing house, where the applicant wishes to install a swimming pool. The property, which was previously subdivided from a 100-acre parcel, has severe constraints yielding a low percentage of useable land, and was thus not eligible for preservation. Mr. Domidion reported that the applicant has cut trees that were located within the easement, and the applicant has stated that these were nursery stock. Mr. Domidion displayed aerial views of the property, taken before and after removal of a large amount of vegetation. The photo taken before the removal shows trees growing randomly, rather than planted in rows. Mr. Fitzgerald advised that an applicant cannot be heard by the Planning Board if there is an existing violation, and therefore it is imperative that the land clearing in the conservation easement be clarified. Mr. Kostka declared that he will call Bob Bowden tomorrow morning to discuss investigating the situation with a view towards possible code enforcement. A decision regarding environmental impact will be postponed.

Gregory & Karen Matzel, PB700, Block 39, Lot 6.02, Galloping Hill Drive, have submitted an application for a 3-lot subdivision. There appear to be no environmental problems.

**LIAISON REPORT**

Mr. Fitzgerald reported that the Township Committee had been asked to vacate a conservation easement by residents who wanted to install a pool where there was no other place for it than in the easement. He stated further that the location is currently grassed, is not fenced off, and the applicant, who has lived there five years, was until now unaware of the easement. Mr. Hennessey recalled that at the time the development was created that he had seen lolly columns placed around the easement.

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Mr. Fitzgerald questioned what can be done to prevent this sort of situation in the future, as easements are not required to be acknowledged in deeds. The proposed inventory fails to provide enforcement. Mr. Domidion urged that in future the Township Committee seek the advice of the Environmental Commission when residents request that easements be vacated. Mr. Kostka replied that there should be a definitive procedure. Mr. Fitzgerald requested that the Commission send a letter to the Township Committee stating that it should be the province of the Commission to review these matters. The Committee could then formally charge the Commission with reviewing and writing a report for each instance.

**OLD BUSINESS**

Mrs. Barbieri reported that after studying all alternatives to deer control, she believes that the only probably effective measure is education. Mr. Domidion noted that fences of only four feet are permitted in the Township, but are totally ineffective in keeping deer away. He will communicate with the Township deer committee.

Mr. Ecklord reported that he had reviewed the issue of code enforcement of easements, and noted that the Township has been generally reactive. He believes that the Township should become proactive, and that the proposed database should further that goal.

**NEW BUSINESS**

None.

**CORRESPONDENCE**

None.

On a motion by Mr. Domidion, seconded by Mrs. Barbieri, the meeting was adjourned at 8:52 pm.

**Next Meeting 7:30 pm – May 7, 2012**

Respectfully submitted,

Ellen Terry, Secretary



Hello All,

I have written to the "Mayor" of Darien asking about the content, cost, and process. I will let you know what I hear back.

Thank you to Rick for sharing the info. Ain't the internet great!  
MFitz

Sent from my Droid Charge on Verizon 4GLTE

John Vig <j.vig@ieee.org> wrote:

Thanks, Rick.

> They provide a fair amount of information on rules and regs as it  
pertains to the environment.

The CN website provides all our rules and reg's; it contains the whole CN municipal code. Would it make sense to make available on the CNEC page excerpts that are relevant to the environment?

The CN website should contain maps too. I'll look into what it would take. The Darien maps are PDF files; should be easy to do the same.

As an aside, I wonder what it cost(s) Darien to create and maintain its website. (Our website costs us nothing. It was created by, and has been maintained, by volunteers.)

.....John.

On Wed, Apr 11, 2012 at 5:55 PM, Rick Ecklord <recklord@gmail.com> wrote:

Hello everyone,

Wanted to share the website which I briefly mentioned at the end of April meeting. As discussed, a coworker and good friend of mine lives in Darien, CT. While their format might not be an exact fit for us it's actually a pretty neat site! It also might provide a framework for site ideas mentioned by members of EC.

Knowing it to be a similar type of town I asked what procedures and rules they have in place for protecting the environment and he referred me to their website. It has a number of maps/data (many of the type that both Vince and Mary have suggested we develop). They provide a fair amount of information on rules and regs as it pertains to the environment. I thought about it and while both towns are of similar age, clearly, that town was populated/developed earlier - which is why CN is so open and spacious. That said, at some point in their evolution they must have decided to enforce their rules and regs and in some cases I hear quite strictly. Not suggesting we go that route, but they have a real focus on maintaining their wetlands, beaches and green acres - its clearly an issue for them as they

developed differently and the town is tight in many instances. This brings me to the point that having the format in place that has been suggested just sets the stage for future growth.

If you all have some free time check out the site. Please see link just below this line. I will detail some of the items that I found worthwhile and that could help provide some framework for great ideas that have been suggested by group.

Main page:

<http://www.darienct.gov/content/102/112/189/199/284/default.aspx>

Wetlands map: you can zoom in quite nicely in this section.

[http://www.darienct.gov/filestorage/102/112/189/199/284/Wetlands\\_Watercourse\\_effective06102010.pdf](http://www.darienct.gov/filestorage/102/112/189/199/284/Wetlands_Watercourse_effective06102010.pdf)

Buffers - seem like easements or green acres at first glance - they have suggestions for maintaining these areas which is an idea I had mentioned to David. In other words, guidelines for planting in these areas to keep them Green.

<http://darienct.gov/filestorage/102/112/189/199/284/EPCBrochure.pdf>

Abutters Tool - By far the most useful/neatest part of this site.

<http://www.mapgeo.com/DarienCT/#>

Functions in this section: There are many I will only list the most relevant.

1 - Search Properties section - please type in Dellwood Road and select any home. It shows Owners data, map of plot, zoning data.

2 - Thematic Overlay - this part enables the user to see Wetlands and Watercourse, Zoning, Land Conservation etc...

These types of tools and resources could be quite useful in achieving some goals mentioned by group and wanted to share.

Thanks,

Rick