



Meeting Minutes
January 5, 2015

Members

Present – David Kostka, Vince Domidion, D.J. TenHoeve, Michael Tormey and David Zeni

Absent – Liaison Jarrett Engel, Thomas Hennessy, Mary Massey and Associate Member John Vig (all 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.”

New members, D.J. TenHoeve, Michael Tormey and David Zeni were introduced, and each gave a synopsis of his background. Mr. Kostka explained the mission of the Commission to preserve the environment with as little disruption as possible. The Commission is mandated to review development applications and make recommendations to the Planning Board, and occasionally reviews of requests to vacate easements are done for the Township Committee. Mr. Domidion remarked that all streams in the Township are considered Category I by the N.J.D.E.P., due to the fact that virtually the entire Township is a water supply watershed, feeding the Swimming River Reservoir.

The minutes of the December 1, 2014 meeting were tabled.

Folio Art Glass, Block 48, Lot 44, State Route 34, has submitted an application for waiver of the requirement of nine additional parking spaces to accommodate medical offices. Mr. Domidion made a motion, seconded by Mr. TenHoeve, to recommend that the application at present has no significant environmental concerns. The motion passed unanimously on roll call vote. If the waiver is not granted, and if additional parking spaces would add impervious coverage, this would constitute new environmental concerns.

Manor Homes @ Colts Neck, PB716, Block 22, Lots 11, 12, 13 & 14, County Route 537, has submitted an application for amended preliminary and final site plan approval for a multiple-unit development that was previously approved, prior to the Category I ruling by the N.J.D.E.P.





**COLTS NECK
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124 Cedar Drive
Colts Neck, NJ 07722

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The units have been pulled closer together, and closer to the road, in order to accommodate the buffer increase to 300 feet. A conservation easement to the Township has been laid over the Category I buffer. Each of the 48 units will have a separate well, and a 49th well will serve the package treatment plant. These wells are concentrated in the section of the tract away from the buffer and easement, approximately half the area of the entire tract. Mr. Domidion made a motion, seconded by Mr. Tormey, to recommend special attention be paid to the proximity of wells to ensure long-term adequacy of the water supply in both the immediate and surrounding areas.

Frank Esposito, Block 33, Lot 21, 69 County Route 537, has submitted an application for a subdivision that is not scheduled for Planning Board review until February. Meanwhile, Mr. Kostka will inquire of Tim Anfuso if Rancho Polo is entitled to additional lots, and if so, how many.

LIAISON REPORT

None.

OLD BUSINESS

Mr. Domidion brought the new members up to date on County Planning Board activities.

NEW BUSINESS

None.

CORRESPONDENCE

Green Heritage

On a motion by Mr. Domidion, seconded by Mr. Tormey, the meeting was adjourned at 8:38 PM. The next meeting will be at 7:30 PM on Monday, February 2, 2015.

Respectfully submitted,

Ellen Terry, Secretary

