



Meeting Minutes
Monday, November 7, 2016

Members

Present – Liaison Edward Eastman, Jr., Vince Domidion, David Kostka and Mary Massey

Absent – David Zeni (excused), Frank Esposito (excused), Thomas Hennessy (excused), Michael Tormey and Associate Member 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.”

The minutes of the September 6, 2016 meeting were tabled due to lack of a quorum.

Stewart Farm, PB721, Block 51, Lot 1.01, 372 County Route 537 East, has submitted a site plan for a commercial farm on the site of the former Cooke Farm (Hockhockson Farm). Prior to submitting the application, the applicant met with the Monmouth County Agriculture Development Board, and received approval for a commercial farm as a site for school tours, farm tours and agriculturally-themed classes, without the need for a use variance, subject to site plan approval. The Colts Neck Planning Board thus has jurisdiction over only the site plan. The applicant has County approval for agricultural activities only. No approval for animal rescue has been granted.

The applicant intends to house on the property a steer, a cow, four pigs, three horses, six chickens, two turkeys, and ten sheep and goats. The application claims that the addition of more animals “will consider animal waste disposal and be sensitive to the carrying capacity of the land.”

A 36-seat classroom and a 250-seat event space are proposed inside existing structures. These will be supported by 54 parking spaces, plus 69 banked spaces, in a parking area of crushed stone. One evening activity per month and six special events with 250 visitors per year are proposed. No fund-raising activities for outside agencies will occur there.

The applicant requests waiver of street lights at the entrance, in order to retain the rural agricultural nature of the property. The possibility of a conservation easement around the pond was discussed. Mr. Domidion suggested that the applicant naturalize the area surrounding the pond with native plants.





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

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No adverse environmental impacts were noted, and the continuation of the site in agriculture is considered to be a positive measure.

LIAISON REPORT

None

OLD BUSINESS

None

NEW BUSINESS

None

CORRESPONDENCE

Copy of application to N.J.D.E.P. from the County Engineer for Flood Hazard Area Individual Permit in order to replace County Bridge #A-4

On a motion by Mr. Domidion, seconded by Mrs. Massey, the meeting was adjourned at 8:23 PM. The next meeting will be at 7:30 PM on Monday, December 5, 2016.

Respectfully submitted,

Ellen Terry, Secretary

