



Meeting Minutes
March 3, 2015

Members

Present – Vince Domidion, Thomas Hennessy, Mary Massey, D.J. TenHoeve, Michael Tormey and David Zeni

Absent – David Kostka, Liaison Jarrett Engel and Associate Member John Vig (all excused)

The meeting was called to order at 7:30 PM by Ms. Massey, 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 February 2015 minutes were tabled and will be reviewed at the March meeting.

Kaufman, Block 31, Lot 4, 460 Route 34

Matthew Kaufman made a presentation at the meeting. The Kaufman property contains conservation easements that include structures. The conservation easements were established in 1976 and the structures within the easements pre-exist the conservation easements. Mr. Kaufman stated while the easements on the property are identified, neither the title nor any surveys delineate the boundaries of the easements. The Township Ordinance prohibits structures in easements and Mr. Kaufman is seeking to resolve any issues relating to the location of the easements, as well as, what, if anything, can be done within the easements. Although he does not anticipate selling the property in the near future, he wishes to have a clean title identifying the locations of the easements when he does sell the property.

The Garage

The garage is his major concern. The garage is large and a significant portion is in the conservation easement. His concern is his inability to construct another garage should the garage be totally destroyed. He understands that he is permitted to maintain a structure in the easement.

Possible alternative locations for the garage were discussed





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1. The driveway area- The garage cannot be moved to the large area of at the top of the driveway as this area is necessary to allow vehicles to turn around as it is not safe to back out onto Rte. 34.
2. Rear of house- It is not possible to build a garage in the back of the house as the septic system is located in that area.
3. Front of house- It is not possible to build the garage towards the front of the house due to the conservation easement and the well.
4. Reducing the size of garage- As the current garage contains a large room at the rear, the possibility of reducing the size of the garage, should it be necessary to rebuild was raised.

There was not resolution.

The Shed

With regard to the shed at the end of the easement, Mr. Kaufman appears to understand that should this building be destroyed, it could not be rebuilt. It was noted, however, that the rear wall of the shed does provided support for the slope.

The Fence

Mr. Kaufman also seeks to install a fence in the portion of the easement that runs north to south. There is a significant slope rim of easement and he has a small child. The slope leads to water and he has concerns of safety for his child.

There is a sidewalk through the easement that leads to the shed. He wishes to install the fence on the slope side of the sidewalk to allow access to the shed. (He also acknowledged that the sidewalk, which leads down the slope to the water, must be removed.)





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Mowing of the Easement

Apparently the entire easement is being mowed. The easement that runs north/south includes the sidewalk. The portion that runs east/west is also being mowed and Mr. Kaufman wishes to continue this. There was discussion with regard to moving this portion into an area that is not in the conservation easement but is currently wooded.

At the end of the discussion it was agreed that other members of the Commission who wish to look at the site will do so. The issue will be addressed again at the April meeting.

Manor Homes at Colts Neck, Block PB 717, 22, Lot 11, 12, 13 and 14

The Commission's main concern was the density of the 49 wells as a result of the project being condensed to comply with the 300-foot buffer zone. We requested evidence that the property could accommodate the placement of 49 wells in the proposed locations and that these wells would not present a health or water hazard for the residents of the project or for adjacent property owners.

The Environmental Commission received an Aquifer Test Report for Manor Homes at Colts Neck prepared by Thomas Dwyer of Maser Consultants. The geologist found the Englishtown aquifer system is a suitable water supply source for the wells and wastewater treatment plant. In addition, these wells and systems are not expected to have an impact on domestic wells in the vicinity.

The Township engineer will review the report. Should additional issues be raised the Environmental Commission requested it be allowed to review the comment.

Holland Flowers, ZB903, Block 47, Lot 9, Route 34

This application was bifurcated. The applicant requested a Use Variance to be followed by Site Plan Approval. Before the Environmental Commission is the application for a Use Variance.

The property is currently zoned residential. It abuts Rte. 34 on the east and several residential homes to the west. A residence exists on the property and the applicant seeks to expand the wholesale flower business it operates from the property.





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The application for Use Variance does not involve environmental issues and thus the Environmental Commission offers no comments.

Should the Use Variance be granted, however, the Environmental Commission respectfully requests that any Site Plan application be provided to it for further consideration. As noted in the materials provided, several variances will be requested including set backs and maximum lot coverage.

Frank Esposito, Block 33, Lot 21, 69 County Route 537, has submitted an application for a subdivision that was supposed to be scheduled for Planning Board review in February. It was not on the scheduled and was not raised

LIAISON REPORT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Domidion informed the members of a State Agricultural Development Committee meeting which addressed the equine industry within the State.

There had been discussions to move the time of the Environmental Commission meetings until 7 pm. It was unanimously agreed to change the meeting time to 7pm. The newspapers and Township will be notified and after which meetings will be held at 7pm

CORRESPONDENCE

JCP&L notified municipal Environmental Commissions that it will be applying for various permits so it may clear vegetation.





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On a motion by Mr. Domidion, seconded by Mr. TenHoeve, the meeting was adjourned at 8:50 PM. The next meeting will be on Monday, April 6, 2015.

Respectfully submitted,

Mary Massey
Member

