



Meeting Minutes
May 2, 2016

Members

Present – David Zeni, Liaison Edward Eastman, Jr., Vince Domidion, Thomas Hennessy, David Kostka, Mary Massey, Michael Tormey and Associate Member John Vig

Absent – Frank Esposito

The meeting was called to order at 7:30 PM by Mr. Zeni, 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, the minutes of the February 29, 2016 meeting were approved.

Amboy Road Associates, PB719, Block 39, Lot 11.01, County Route 537 & Lakeview, submitted an application for a 7-lot subdivision. Borings were taken and arsenic was discovered in the soil, and later determined to be naturally occurring, so remediation is not required. The applicant requested a “Response Action Outcome” from the N.J.D.E.P., which will be filed with the deed.

John Kling, PB720, Block 7.30, Lot 3.16, 34 Paddock Lane, has submitted an application for a two-lot subdivision at the end of a cul-de-sac. A variance would be required unless the road and cul-de-sac are reconfigured. The Commission prefers a configuration of lesser, not increased, impervious surface.

GK Distilling, ZB954, Block 46, Lot 17, 300 State Route 34, has submitted an application for a two-lot subdivision in order to construct a distillery with an 800 sq. ft., ten-seat tasting room, in a barn-style structure in the front lot, served by 11 parking spaces where eight are required. An existing house will be razed. The application requires variances for lot width and for frontage, a pre-existing non-conformity. A use variance for the distillery has been approved. No environmental constraints are noted.

Nicoletta, ZB956, Block 48, Lot 6, 297 State Route 34, has submitted an application for a car wash and “jiffy lube”, on 4.22 acres with 33 1/3 % impervious coverage where 50% is allowed. Wash water will be recycled. No environmental constraints are noted.





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124 Cedar Drive
Colts Neck, NJ 07722

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LIAISON REPORT

Mr. Eastman reported that the Affordable Housing situation is at an impasse. To be determined is whether the formula for municipal requirement be based on projected needs for the next ten years, or for that time period plus the years 1999 to 2016. The State Master has set the Township requirement at 557 units. The Regional Master has set the requirement at 270 units. The Township's expert has set the requirement at 46 units. When the allocation is built using the "builder's remedy" process, builders are allowed to build 4 market rate units for each affordable unit. The Court has appointed a mediator. The Township has hired an engineer to explain the importance of nitrate modeling. Mr. Domidion noted that virtually the entire Township is a water supply watershed that serves a quarter million people, but does not use that water.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Vig urged that the Township commence accumulating documents electronically. Mr. Kostka agreed to recommend that the Long-Range Planning Committee of the Planning Board produce an ordinance requiring all applications and supporting documents be presented under two forms, both on paper and electronically, or alternatively, request the Township Committee to produce such an ordinance.

CORRESPONDENCE

On a motion by Mr. Kostka, seconded by Mr. Hennessy, the meeting was adjourned at 9:21 PM. The next meeting will be at 7:30 PM on Monday, June 6, 2016.

Respectfully submitted,

Ellen Terry, Secretary

