



**COLTS NECK
ENVIRONMENTAL
COMMISSION**

124 Cedar Drive
Colts Neck, NJ 07722

Meeting Minutes November 1, 2010

Members

Present – David Kostka, Sashe Annete, Vincent Domidion, Jarrett Engel, Thomas Hennessey and Mary Massey

Absent – Liaison Michael Fitzgerald and John Vig (both 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.”

The minutes of the September 7, 2010 meeting were approved on a motion offered by Mr. Domidion and seconded by Mrs. Massey.

PLANNING BOARD

Huddy’s Inn, PB690, Block 48, Lot 19, County Route 537, proposes to construct a new restaurant on 8 acres at the site of the old Atlantic School. The school will be removed, and the project done in two phases. Phase 1 will be a one-story, 11,524 sq. ft., 175-seat restaurant, with an octagonal porch and a wide wrap-around porch, for outdoor dining, and a one-story, 3,850 sq. ft. bank. Nineteen parking spaces will be provided for the bank, and 88 spaces for the restaurant. Phase 2 will be a two-story, mixed-use, 14,400 sq. ft. building, with office and retail on the first floor, and 72 parking spaces provided for that use. Depending on the direction taken by COAH regulations, the second floor may have ten COAH units, and 20 parking spaces provided for them. There will be a new well, and N.J.D.E.P. approval is awaited for a treatment plant. Mr. Domidion noted that there is a Category One stream across the frontage, which requires a 300-foot buffer that would eliminate the first row of parking. The Routes 34/537 Highway Access Management Plan might also eliminate some parking spaces. The applicant is requesting variances.

The Garber application has not returned to the Planning Board. The applicant is negotiating with a neighbor to purchase an additional ten acres, in order to bring his application into compliance. The Board has extended the application to the December meeting.

COLTS NECK ENVIRONMENTAL COMMISSION

November 1, 2010

Page 2

Mr. Kostka explained that a new ruling that takes effect on May 7, 2011, would prohibit municipalities from changing the zoning of a site from the moment that a development application is filed for the site. Therefore, the Long Range Planning Committee has been reviewing the Development Regulations to assess whether adequate safeguards are in place. The Committee is also assessing ordinances which might mitigate against environmentally beneficial uses, such as solar and/or wind energy.

LIAISON REPORT

Mr. Jarrett reported an increase in “smash and grab” burglaries during daytimes. Mr. Domidion updated the members regarding Trump’s request to skim 40,000 annually from Marl Brook. This would be greatly in excess of what other golf courses in the area utilize.

OLD BUSINESS

Mr. Kostka will contact Julie McGowan of Shade Tree regarding limiting of dredging of the pond in front of Township Hall to the southern end only.

NEW BUSINESS

Mr. Domidion remarked that a pattern of wells impacted by drought is seen in the Barren Neck area, between Big Brook and Yellow Brook. He suggested the Township might consider calling this a “Drought Sensitivity Zone,” and alerting homeowners to vulnerability.

CORRESPONDENCE

Request for Transition Area Averaging for 89 Stone Hill Road by Krishnipnya Modh
ARC News

On a motion by Mr. Hennessy and seconded by Ms. Annete, the meeting was adjourned at 8:40 pm.

Next Meeting 7:30 pm –December 6, 2010

Respectfully submitted,

Ellen Terry, Secretary

