



**COLTS NECK
ENVIRONMENTAL
COMMISSION**

124 Cedar Drive
Colts Neck, NJ 07722

Meeting Minutes February 6, 2012

Members

Present – David Kostka, Sashe Annete, Jennifer Barbieri, Vincent Domidion, Rick Ecklord, Mary Massey and Associate Member John Vig

Absent – Liaison Michael Fitzgerald and Thomas Hennessey (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.”

On a motion by Mr. Domidion and seconded by Ms. Annete, the minutes of the January 3, 2012 meeting were approved.

PLANNING BOARD

Mr. Kostka reported that Red Fox (Overbrook Estates), Block 50, Lots 4 & 5, Hockhockson Road, subdivision application was heard and carried by the Planning Board. Mr. Kostka repeated that the chief concerns of the Commission are retention of mature trees and high value specimen trees, possible importation of fill soil, oil or gasoline tanks that might be located on the property, both aboveground and below, and applicant’s proposal to substitute a line of trees for a fence as demarcation of the conservation easement.

At a previous meeting, the applicant declared that the current owner of the property told him that she believes that all underground tanks had been removed when they bought the property in the 1970’s. The applicant is only the developer of the property, and the lots will be sold to others to be built upon. If any underground tanks were located, they would be the responsibility of whoever owns the property at that time.

The applicant had requested, on the 17 lots of 10 acres or more each, that the conservation easements be delineated by a row of trees, rather than by fencing, in order that landowners may use the easements for pasturage, as the land has been used. The Planning Board decided that conservation easements must be demarcated by both lolly columns and trees.

The concern for retention of existing trees is still under consideration. Mr. Domidion made an informal site inspection and observed several large, mature pecan trees near the entrance. The Tree Plan does not indicate the existence of these trees, whether they are planned for retention, or whether the road could be moved slightly to accommodate their retention.

COLTS NECK ENVIRONMENTAL COMMISSION

February 6, 2012

Page 2

The current bridge over the driveway is inadequate for serving the proposed road into the development. Because it is in a flood plain, the applicant needs further approvals from the N.J.D.E.P. The Township requires that the bridge be built to County standards, although the County may not accept ownership. The bridge may have to become the property of a homeowners' association.

At a previous meeting, the applicant declared that the project would be essentially neutral in regard to soils removal or replacement, and that basically all grading would be accomplished with soils already on-site. Mr. Kostka remarked that would work only if the developer were having the homes built all at once, but if the lots are sold singly, it would not be likely that soils from different lots would be shared about. Mr. Domidion stated that it would not be advisable to remove soil from the top, as much of the existing soil is Adelpia loam, with a seasonally high water table.

Mr. Kostka reported that a potential drainage problem on Buttermere, caused by inadequate space for stormwater runoff at the end of the street, was solved by lowering the road in order to encourage the flow of runoff. He also stated that approval of the development will be contingent on completion of the group home, on the lot nearest Route 18, before the last homes are built.

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. A one-story, 175-seat restaurant, with an octagonal porch and a wide wrap-around porch, for outdoor dining, originally proposed as 11,524 sq. ft., is now proposed as 9,125 sq. ft., decreasing the building footprint. No serious environmental problems were noted.

Gregory & Karen Matzel, PB700, Block 39, Lot 6.02, Galloping Hill Drive, have applied for a subdivision of 25.987 acres into three lots of 2.021 acres, 3,272 acres, and 20 acres. No environmental impacts are noted. The hearing was postponed due to improper noticing.

LIAISON REPORT

None.

OLD BUSINESS

Mr. Domidion and Ms. Annete co-wrote and presented an addendum to the wind power ordinance. The newest technology can allow individual homeowners to take advantage of wind power. However, Mr. Kostka questioned whether this should be allowed on lots smaller than the 30 acres the current ordinance requires, as the noise and/or appearance could be disturbing to neighbors. Mr. Kostka will obtain a copy of the current ordinance.

COLTS NECK ENVIRONMENTAL COMMISSION

February 6, 2012

Page 3

Mrs. Massey reported that she met with employees of Millstone Township regarding their database of easements, created in Excel by an employee. All new homeowners there are sent a brochure explaining easements, and what is allowed therein, along with a copy of a survey that locates any easements on their property. Annual inspections of easements are made by volunteers from Planning Board, Environmental Commission, Farmland Preservation Committee and Shade Tree Committee. Warnings may be sent out and fines imposed, but the Township tries to work with the property owners to get cooperation. Mrs. Massey described this as a massive undertaking, questioning who would do data input for the 1,400 properties in Colts Neck that have easements, and what governmental body would have ultimate responsibility for the database. Mrs. Massey has met with the Colts Neck Tax Assessor, who could give her a list from his tax database. Mr. Domidion offered to investigate whether Eric Anderson of Monmouth County has completed mapping Colts Neck easements. Mr. Vig suggested that data entry might be a project for high school students. Mr. Kostka reported that ANJEC has a "Sustainable Land Use Planning Grant Program." Copies of the application were distributed.

NEW BUSINESS

Mr. Domidion reported that the new State Plan has been published. A copy will be emailed to all.

CORRESPONDENCE

ANJEC Bulletin

Colts Neck 2012 Recycling Schedule

ARC News

Green Heritage

On a motion by Mrs. Massey, seconded by Mr. Domidion, the meeting was adjourned at 9:07 pm.

Next Meeting 7:30 pm – March 5, 2012

Respectfully submitted,

Ellen Terry, Secretary

