

Minutes of a Regular Meeting of the
MONMOUTH COUNTY
AREAWIDE WATER QUALITY MANAGEMENT PLAN
AMENDMENT REVIEW COMMITTEE

Wednesday, February 5, 2020, 11:00 AM
Human Resources Conference Room A
Hall of Records Annex, First Floor
One East Main Street, Freehold, New Jersey

1 CALL TO ORDER:

Chair Grbelja called the meeting to order at 11:02 A.M.

2 COMPLIANCE STATEMENT: Open Public Meetings Act

Attorney Aikins offered a statement that the meeting was being held in compliance with P.L. 1975, c.231, the Open Public Meetings Act.

3 ROLL CALL – ATTENDANCE:

- Members Present: Grbelja, Mele, Barris
- Members Absent: DiLorenzo, Ettore
- Alternate Present: Englehart
- Staff Present: Brennen, Mallm, Smith
- Counsel: Aikins

4 COMMITTEE REORGANIZATION

Attorney Aikins read into record Monmouth County Planning Board Resolution 2020-05 naming ARC membership for 2020. Attorney Aikins administered the oath of office to those in attendance.

• **Election of Officers**

Mr. Mele nominated Ms. Grbelja as Chair. The motion was seconded by Mr. Barris. The motion was closed by Mr. Mele and seconded by Mr. Barris. Ms. Grbelja was unanimously approved as Chair. Mr. Mele nominated Ms. DiLorenzo for Vice Chair. The motion was seconded by Mr. Barris. Ms. DiLorenzo was unanimously approved as Vice Chair.

• **Adoption of 2020 Meeting Schedule**

Mr. Mele moved to adopt the proposed 2020 ARC meeting schedule as listed. Ms. Englehart seconded the motion. The schedule was unanimously adopted by voice vote.

5 STAFF ACTIVITY REPORT

Activity Report: January 2 – 29, 2020

Ms. Brennen provided a status update to the written report that was provided in the packet:

- **The Grand Club House** - Ms. Brennen stated that MRRSA asked that The Grande Club House in Colts Neck revision application be put on hold due to unrelated legal issues between the townships of Colts Neck and Freehold, as at this time they did not want to entertain a resolution supporting the application.
- **Millstone River Mart** – Ms. Brennen was notified on February 4, 2020, that the final adoption notice was signed on January 24, 2020, and the final shapefiles provided to

her were forwarded to the GIS section. Ms. Brennen continued to say that as soon as she receives a copy of the adoption notice, Megan will be able to update the map.

- **County WMP Coordinators Meetings** – Ms. Brennen stated that the conference call scheduled for February 4, had to be rescheduled due to conflicts. Ms. Brennen stated that it has been rescheduled for February 13, 2020, and that Ms. Mallm will be on that call.

6 MEETING MINUTES:

Minutes of July 3, 2019

- The minutes were reviewed. Ms. Grbelja moved to adopt the minutes and Mr. Barris seconded the motion. Mr. Mele abstained. The minutes were approved by voice vote.

7 OLD BUSINESS

Staff Update on Revisions

- Ms. Mallm stated that currently, there was nothing new to report with Beacon Hill-Haven Way in Marlboro and Oak Rise Drive in Howell. Ms. Mallm reiterated the requested hold on The Grande Club House in Colts Neck.

8 NEW BUSINESS

Smith Family – GSS Industries

Present at today's meeting were Dennis McLaughlin and Gary Smith of Smith Family Properties, and Doug Clelland of Insite Engineering, consultant to Smith Family Properties.

- **Waiver Requests**

Ms. Brennen stated that 3 waivers have been requested and summarized them as follows: 1) Relief from providing 5 paper copies of the complete package, submitting two paper copies and one digital copy; 2) Relief from Section II requirements for Land Use/Land Cover mapping where similar drainage area mapping was provided that was sufficient for staff review; and 3) Relief from Section IV water quality data requirements as this amendment would allow the provision of sanitary sewer service for the facilities in lieu of septic. Sewerage would be treated at the Northern Ocean Sewerage Treatment Plant. Ms. Brennen stated that due in part to the very small flow proposed, water quality was not expected to be diminished by this proposal. Discussion followed regarding the state of the former residence prior to demolition, the length of time it was unoccupied, their inability to find the old septic system, the findings of the County Health Department (see attached letter dated March 29, 2019), and potential next steps. Mr. Gary Smith indicated they would continue to look for the old septic system and a well when preparing to construct the new buildings. Ms. Brennen asked the ARC to consider whether or not to grant the requested waivers. Mr. Mele made a motion to accept the three waivers as detailed in the staff findings report. Ms. Grbelja seconded the motion, and it passed unanimously.

- **Site Specific Amendment Application Review**

Ms. Brennen presented to the Committee a PowerPoint presentation on the Smith Family Properties located on 289 Squankum Road in Howell, and the following was outlined:

- i. Requesting expansion of the Manasquan River Regional Sewerage Authority (MRRSA) Sewer Service Area to include 4.27 acres more of lot 7, block 49;
- ii. Property is within SED zone & shown in Township Utility Plan for future sewer service;
- iii. HSA found no significant adverse environmental impacts to Barred Owl population and service boundary would avoid wetlands and riparian buffer;

- iv. The proposal is consistent with Township Master Plan & zoning, applied at request of Township Planning Board & Township Committee adopted resolution in support;
- v. The proposal is generally consistent with regional & state plans;
- vi. Site Plan approval on Township Planning Board's February 20 agenda;
- vii. MRRSA adopted a resolution of consent; and
- viii. Under concurrent review at NJDEP

After discussion, a motion was made by Mr. Mele, and seconded by Mr. Barris to recommend to the Planning Board that they recommend the Freeholders consent to the proposed amendment to the Sewer Service Area as presented today. Motion was passed unanimously.

9 COMMENTS FROM THE PUBLIC

None

10 ADJOURNMENT:

A motion was made by Mr. Mele and seconded by Mr. Barris to adjourn at 11:35 A.M.