

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

Wednesday, June 3, 2020, 11:00 AM
Virtual Meeting via Webex

1 CALL TO ORDER:

Chair Grbelja called the meeting to order at 11:05 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. He further noted that supplemental notice of remote participation in the meeting via webex internet conference and telephonic conference was given in accordance with the guidelines established by the New Jersey Department of Community Affairs.

3 ROLL CALL – ATTENDANCE:

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

4 STAFF ACTIVITY REPORT

Activity Report: April 30 – May 26, 2020

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

- **Colts Neck Municipal/Police HQ** – Ms. Brennen stated that the Monmouth County Planning Board passed resolution for favorable consideration at the May 18, 2020 Planning Board meeting.
- **Eagle Oaks: Carolina House** – Ms. Brennen stated that the Monmouth County Planning Board passed resolution for favorable consideration at the May 18, 2020 Planning Board meeting.
- **NJDEP AO #6** – extended time frames for public comments for the different permits which included Waste Water Management.
- **ARC Procedures** - The current draft procedures submitted to NJDEP on July 16, 2019, were returned to us late yesterday and will be discussed at our July 2020 meeting.

5 MEETING MINUTES:

Minutes of May 6, 2020

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

6 OLD BUSINESS

Staff Update on Revisions

- Ms. Mallm stated that there was nothing new to report.

7 NEW BUSINESS

Showplace Farms

Consultants present at today's Webex meeting were Tony DiLodovico - Tony D Environmental Permitting, Debra Hufford-Nee- Maser Engineering, and Dee Santos - Maser Engineering.

- **Waiver Requests**

Ms. Brennen stated that there was a waiver request for the two paper copies and one electronic copy in place of the required 5 paper copies. Mr. Mele made a motion to approve the waiver. Ms. McMullen seconded the motion. Motion passed unanimously.

- **Site Specific Amendment Application Review**

Ms. Brennen presented to the Committee a PowerPoint presentation on the application and the following was outlined:

Showplace Farms is located on Block 23, Lot 8, at 505 Route 33, Millstone. This area is designated at the Discharge to Groundwater less than 2,000 gallons per day, and the applicant is proposing a two phase warehouse development which is permitted use. The first phase is 1,000,000 square foot warehouse of which 20,000 square foot is office. Phase 2 is a 220,000 square foot warehouse of which 5,000 square foot is office area. There are also associated parking, access roads, and stormwater and wastewater facilities. Stormwater facilities are described in the Stormwater Management Plan, and discussed in detail in the findings report. The total estimated flow is 21,065 gallons per day. This site was part of a settlement agreement with the Township of Millstone and the Township did adopt an Ordinance amending the zoning of this specific site in accordance with the agreement. The site plan application has been submitted, but it has not been heard yet.

Ms. Grbelja asked about the buffer zones between the smaller building and the Millstone River. Ms. Brennen stated that the wetlands buffer is 50 feet. The consultants further discussed the DRC required 100 foot buffer from the flood hazard area, and that the distance from the building to the flood hazard line will be approximately 420 feet.

Ms. Brennen stated the major points are as follows:

- Consistent with the Townships Master Plan, zoning ordinances, and the Fair Share Housing settlement agreement
- Amendment for the on-site DGW wastewater treatment would include 117.3 acres of the 140.1 acre site, but might be reduced slightly as NJDEP has asked for minor modifications to the boundaries.
- They still need wetlands permits, transition area waiver and NJPDES permits

After discussion, a motion was made by Ms. DiLorenzo and seconded by Ms. McMullen to recommend to the Planning Board that they pass a resolution recommending the Freeholders consent to the proposed amendment as presented today with the following conditions: 1) receipt of a favorable review by NJDEP, 2) issuance of applicable NJDEP

permits and/or associated approvals, and 3) site plan approval issued by the Millstone Township Planning Board. The motion was passed unanimously.

8 COMMENTS FROM THE PUBLIC

Pat Butch was present, but had no comments.

9 ADJOURNMENT:

A motion was made by Ms. McMullen and seconded by Ms. DiLorenzo to adjourn at 11:32 A.M.