

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

Wednesday, November 4, 2020, 11:00 AM
Virtual Meeting via Webex

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

4 STAFF ACTIVITY REPORT

Activity Report: September 29 – October 22, 2020

Ms. Brennen stated that the committee received the August Staff report with the meetings cancellation notice, and the September 29th Staff Report was emailed with the packet for today's meeting. Ms. Brennen stated that there were no significant updates.

5 MEETING MINUTES:

Minutes of September 2, 2020

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

6 OLD BUSINESS

Staff Update on Revisions

- Ms. Mallm reported that there were no updates at this time.

Application Name – GSS Smith Family Properties

Present at today's meeting was Jay Battesh from InSite Engineering

• **Site Specific Amendment Application Review**

Ms. Brennen stated that in February, the ARC heard the application for GSS/Smith Family Properties, which is a warehouse development complex in Howell Township. Ms. Brennen noted that the front 1/3 of the property is in the Sewer Service Area. The back boundary line was drawn before the 2013 Future Wastewater Service Area map was adopted, based on wetlands general mapping. There are no changes to the site

plan that received final approval from the Municipality. However, during the municipal site plan review discussion, it was concluded that the office portion of the flex space could be as much as 20% of the total building and that figure was used to calculate the parking requirement, while the wastewater amendment used 3,750 sf or 2.6% of the total building size. Ms. Brennen stated that after consideration, the applicant decided to increase the office use to a total of 9,140 square feet which is approximately 6.5% of the total. The office expansion increases the calculated flow from 1,375 gallons per day to 1,914 gallons per day with 1,173 gallons per day in the amendment area. The Manasquan River Regional Sewerage Authority resolution of consent was based on use, not flow and is therefore still valid.

After discussion, a motion was made by Mr. Mele and seconded by Ms. McMullen to recommend to the Planning Board that they modify resolution 2020-08 recommending the Freeholders consent to the proposed amendment as presented today. Motion was passed unanimously.

7 New Business

Ms. Brennen stated that staff was invited to a pre-application meeting for new application that we expect to receive in the next month or two in Colts Neck. Ms. Brennen stated that it is a property that was submitted and withdrawn previously, Colts Neck Building Associates, located across from the High School. The parcel is shown on the Future Wastewater Service Area as discharged ground water facility but, as a higher density Mt Laurel housing project, they want to connect to sewers. Ms. Mallm will be attending the virtual pre-application meeting with NJDEP.

8 COMMENTS FROM THE PUBLIC

None

9 ADJOURNMENT:

Ms. Brennen stated that as of now, the next schedule meeting is December 2, 2020. A motion was made by Ms. McMullen and seconded by Ms. DiLorenzo to adjourn at 11:19A.M.