

**Minutes of a Regular Meeting of the  
MONMOUTH COUNTY  
STORMWATER TECHNICAL ADVISORY  
COMMITTEE**

**Wednesday, April 7, 2021, 9:30 AM  
Virtual Meeting via Webex**

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**1. CALL TO ORDER:**

Mr. Aikins stated that the chairman was not available for today's meeting, and a motion was needed to appoint Mr. Barris as temporary chair. Mr. Schmetterer made a motion, seconded by Mr. Hill to elect Mr. Barris as temporary chair. The meeting was called to order at 9:37 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. She 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: Barris, Eareckson, Englehart, Morrissey (left the meeting at 10:25am), Schmetterer

Members Absent: Casagrande, Fournier, Merkel, Zimmerman

Alternates Present: Hill, Karras (voting member after 10:25am), Santiago, Thompson (left the meeting at 10:00am)

Staff Present: Mallm and Smith

Counsel: Aikins

**4. Regular Reports:**

A. Staff/Pre-Adoption Review Subcommittee- Ms. Mallm stated that the last Stormwater Technical Advisory meeting was in March. Since then, our office has not received any municipal stormwater management plans for review. Ms. Mallm outlined the 18 ordinances that were approved by the Monmouth County Planning Board. Ms. Mallm stated that at today's meeting we will be discussing the 25 ordinances under review. Ms. Mallm noted that there were no updates on the Pre-Adoption Review Subcommittee, and no updates on legislation. The next scheduled meeting date is May 5, 2021. Ms. Mallm noted that on March 3, 2021 NJDEP provided guidance that both terms BMP and Basin are acceptable in the areas we have been concerned with (Definitions, Safety Standards).

## 5. REVIEW OF MINUTES

The minutes of the March 3, 2021 meeting were reviewed. Ms. Morrissey moved to adopt the minutes and Mr. Eareckson seconded the motion. Mr. Hill and Ms. Thompson abstained. Minutes were approved by voice vote.

## 6. OLD BUSINESS

None

## 7. NEW BUSINESS

Present at today's meeting is Jordan Rizzo representing Long Branch.

1. City of Long Branch- Ms. Mallm stated that during her staff review she found that it was consistent with NJDEP model. They define major development as .5 acre or more. This more stringent measure is acceptable under the Stormwater Management Rules. Ms. Thompson made a motion to recommend to the Monmouth County Planning Board to approve the City of Long Branch Stormwater Control Ordinance. Ms. Morrissey seconded the motion. Motion passed unanimously.
2. Eatontown Borough- Ms. Mallm explained that this ordinance included an additional definition for redevelopment from the Watershed institute model ordinance. Ms. Mallm noted that the Planning Board previously approved the Colts Neck ordinance with this definition. Ms. Mallm asked NJDEP and the Watershed Institute for guidance. NJDEP indicated that the definition should be worded differently. Ms. Thompson questioned the purpose of the Watershed definition. Ms. Mallm indicated that the definition is to treat redevelopment as if it was new development. Mr. Barris further explained that the intent would be to include green infrastructure at redevelopment projects which he sees as being consistent with NJDEP's goals. After further discussion, Ms. Thompson made a motion to recommend to the Monmouth County Planning Board to approve the Eatontown Borough Stormwater Control Ordinance. Ms. Morrissey seconded the motion. Motion passed unanimously.
3. Howell Township- Ms. Mallm stated that the ordinance is consistent with NJDEP model. Mr. Hill made a motion to recommend to the Monmouth County Planning Board to approve the Howell Township Stormwater Control Ordinance. Mr. Schmetterer seconded the motion. Motion passed unanimously.
4. Wall Township- Ms. Mallm stated that the ordinance left out a paragraph that was included in the model, however, upon consultation with NJDEP they indicated that this was acceptable. Ms. Thompson made a motion to recommend to the Monmouth County Planning Board to approve the Wall Township Stormwater Control Ordinance. Mr. Hill seconded the motion. Motion passed unanimously.
5. Manalapan Township – Ms. Mallm stated that the ordinance includes extra maintenance requirements and a section previously included in their current ordinance titled “Stormwater management: system strategy.” Upon consultation with NJDEP, Ms. Mallm found that this is acceptable. Otherwise the ordinance is consistent with the model. Ms. Morrissey made a motion to recommend to the Monmouth County Planning Board to approve the Manalapan Township Stormwater Control Ordinance. Ms. Englehart seconded the motion. Motion passed unanimously.
6. Middletown Township- Ms. Mallm stated this ordinance is presented in a different order than the model ordinance but the content is the same. Ms. Mallm reported that the Pre-Adoption

Review Subcommittee reviewed the draft ordinance with the town. The ordinance includes additional definitions for adaptive reuse and redevelopment. After further discussion, Ms. Thompson made a motion to recommend to the Monmouth County Planning Board to approve the Middletown Township Stormwater Control Ordinance. Ms. Morrissey seconded the motion. Motion passed unanimously.

7. Sea Bright Borough- Ms. Mallm stated that this ordinance includes stormwater management requirements for non-major developments. Ms. Mallm noted that this makes the ordinance more stringent which is acceptable under the Stormwater Management Rules. It also includes the section titled "Stormwater Management: System Strategy" also seen in the Manalapan ordinance. As previously noted, NJDEP said that section is acceptable. Ms. Mallm stated that the ordinance adds extra maintenance requirements. Mr. Hill made a motion to recommend to the Monmouth County Planning Board to approve the Sea Bright Borough Stormwater Control Ordinance. Ms. Morrissey seconded the motion. Motion passed unanimously.
8. Manasquan Borough- Ms. Mallm stated that the ordinance is consistent with the NJDEP model. Ms. Morrissey made a motion to recommend to the Monmouth County Planning Board to approve the Manasquan Borough Stormwater Control Ordinance. Mr. Hill seconded the motion. Motion passed unanimously.
9. Aberdeen Township- Ms. Mallm stated that the ordinance is consistent with NJDEP model. Mr. Hill made a motion to recommend to the Monmouth County Planning Board to approve the Aberdeen Township Stormwater Control Ordinance. Mr. Schmetterer seconded the motion. Motion passed unanimously.
10. Freehold Township- Ms. Mallm stated that Freehold Township did not include the following definitions that are inapplicable for the town: Empowerment neighborhood; Tidal flood hazard area; Urban Coordinating Council Empowerment Neighborhood; Urban enterprise zone; Urban redevelopment area. Ms. Mallm noted that aside from this, it is consistent with NJDEP model. Mr. Barris stated that we should let the township know that if over time these areas become applicable to the municipality then these definitions should be included in their stormwater control ordinance. Ms. Englehart made a motion to recommend to the Monmouth County Planning Board to approve the Freehold Township Stormwater Control Ordinance. Mr. Hill seconded the motion. Motion passed unanimously.
11. Freehold Borough- Ms. Mallm stated that the ordinance is consistent with NJDEP model. Ms. Morrissey made a motion to recommend to the Monmouth County Planning Board to approve the Freehold Borough Stormwater Control Ordinance. Mr. Schmetterer seconded the motion. Motion passed unanimously.
12. Neptune Township- Ms. Mallm stated that the ordinance is consistent with NJDEP model. Mr. Schmetterer made a motion to recommend to the Monmouth County Planning Board to approve the Neptune Township Stormwater Control Ordinance. Mr. Hill seconded the motion. Motion passed unanimously.
13. Rumson Borough- Ms. Mallm stated that the ordinance sets detailed thresholds for management development. It is consistent with the NJDEP model. Mr. Hill made a motion to recommend to the Monmouth County Planning Board to approve the Rumson Borough Stormwater Control Ordinance. Ms. Morrissey seconded the motion. Motion passed unanimously.

14. Shrewsbury Township- Ms. Mallm stated that the ordinance is consistent with NJDEP model. Mr. Hill made a motion to recommend to the Monmouth County Planning Board to approve the Shrewsbury Township Stormwater Control Ordinance. Ms. Englehart seconded the motion. Motion passed unanimously.
15. Keyport Borough- Ms. Mallm stated that the ordinance is consistent with NJDEP model. Ms. Morrissey made a motion to recommend to the Monmouth County Planning Board to approve the Keyport Borough Stormwater Control Ordinance. Mr. Hill seconded the motion. Motion passed unanimously.
16. Oceanport Borough- Ms. Mallm stated that the ordinance is consistent with NJDEP model. Mr. Schmetterer made a motion to recommend to the Monmouth County Planning Board to approve the Oceanport Borough Stormwater Control Ordinance. Mr. Hill seconded the motion. Motion passed unanimously.
17. Upper Freehold Township- Ms. Mallm stated that the ordinance includes some additional items under “purpose” which primarily explains the environmental impacts of stormwater and flooding. The ordinance also includes impact fee which was included on its previous ordinance. Ms. Mallm also noted additional maintenance requirements. It is consistent with the NJDEP model. Ms. Morrissey made a motion to recommend to the Monmouth County Planning Board to approve the Upper Freehold Township Stormwater Control Ordinance. Mr. Schmetterer seconded the motion. Motion passed unanimously.
18. The City of Asbury Park- Ms. Mallm stated that Asbury Park added a definition for low impact development techniques and minor development that allows the ordinance to apply to minor and major development. Ms. Mallm reported that City outlined their stormwater management requirements for minor development based on the Watershed Institute model ordinance. Other than these additions the ordinance is consistent with NJDEP model. Mr. Hill made a motion to recommend to the Monmouth County Planning Board approve the City of Asbury Park Stormwater Control Ordinance. Ms. Morrissey seconded the motion. Motion passed unanimously.
19. Avon-by-the-Sea Borough- Ms. Mallm stated that the ordinance is consistent with NJDEP model. Ms. Morrissey made a motion to recommend to the Monmouth County Planning Board approval of the Avon-by-the Sea Borough Stormwater Control Ordinance. Mr. Hill seconded the motion. Motion passed unanimously.
20. Highlands Borough - Ms. Mallm stated that the ordinance is consistent with NJDEP model. Mr. Hill made a motion to recommend to the Monmouth County Planning Board approval of the Highlands Borough Stormwater Control Ordinance. Mr. Schmetterer seconded the motion. Motion passed unanimously.
21. Holmdel Township - Ms. Mallm stated that the ordinance is consistent with NJDEP model. Ms. Morrissey made a motion to recommend to the Monmouth County Planning Board approval of the Holmdel Township Stormwater Control Ordinance. Mr. Hill seconded the motion. Motion passed unanimously.
22. Keansburg Borough - Ms. Mallm stated that the ordinance is consistent with NJDEP model. Mr. Schmetterer made a motion to recommend to the Monmouth County Planning Board approval of the Keansburg Borough Stormwater Control Ordinance. Ms. Morrissey seconded the motion. Motion passed unanimously.
23. Red Bank Borough – Ms. Mallm stated that there is one difference in this ordinance when

compared to the model. Ms. Mallm reported that in the applicability section, it refers to storm drain inlet retrofiting. Upon direction from NJDEP, this is acceptable. Mr. Schmetterer made a motion to recommend to the Monmouth County Planning Board approval of the Red Bank Borough Stormwater Control Ordinance. Mr. Hill seconded the motion. Motion passed unanimously.

24. Tinton Falls Borough - Ms. Mallm stated that the ordinance is consistent with NJDEP model. Mr. Schmetterer made a motion to recommend to the Monmouth County Planning Board approval of the Tinton Falls Borough Stormwater Control Ordinance. Mr. Hill seconded the motion. Motion passed unanimously.

25. Union Beach Borough - Ms. Mallm stated that the ordinance is consistent with NJDEP model. Mr. Hill made a motion to recommend to the Monmouth County Planning Board approval of Union Beach Borough Stormwater Control Ordinance. Mr. Schmetterer seconded the motion. Motion passed unanimously

**8. COMMENTS FROM THE PUBLIC – None**

**9. COMMENTS FROM THE COMMITTEE –**

Mr. Barris thanked the staff; Ms. Mallm for working so hard, and Ms. Smith for helping support the program. Mr. Barris noted that Ms. Mallm reviewing all of the ordinances is one of her many duties in the Planning Division. Mr. Barris stated that we are very thankful for her diligence. Mr. Barris also thanked the STAC Committee for dedicating their time.

**10. ADJOURNMENT:**

A motion was made by Mr. Hill and seconded by Mr. Schmetterer to adjourn at 10:32 a.m.