

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

Wednesday, April 6, 2022, 11:00 AM  
Planning Board Conference Room &  
Virtual Meeting via Webex

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**1. CALL TO ORDER:**

Ms. DiLorenzo 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: DiLorenzo, Casagrande, Schatzle
- Members Absent: Barris, Ettore
- Alternates Present: Bragg, Schmetterer
- Staff Present: Mallm, Smith, Honigfeld, Neary, Shanahan, Petterson
- Counsel: Aikins

**4. STAFF ACTIVITY REPORT –** Ms. Mallm shared the Active Projects spreadsheet and stated the following: Hyde Park in Marlboro, Greenwich Park in Marlboro, and Novad Court in Millstone will be discussed at today's meeting. Views at Monmouth Manor in Howell was posted in the NJ Register, and soon staff will update the FWAS map. A resolution was adopted at the March 21, 2022, MCPB meeting to recommend approval of the Burnt Tavern Road, Millstone project. Ms. Mallm reported that staff is currently reviewing application for Woodward Estates in Manalapan.

**5. MEETING MINUTES:**

Minutes of March 2, 2022

The minutes were reviewed. Mr. Schatzle moved to adopt the minutes and Mr. Casagrande seconded the motion. The minutes were approved by voice vote. Ms. DiLorenzo abstained.

**6. OLD BUSINESS**

Staff Update on Revisions

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

## 7. NEW BUSINESS

Present at today's meeting were the following: Rick Ricciardi, Sam Myers, Peter Canal, Steven Cattani, Kevin Sookhu, Michael Seidner, and Vince Capaldi.

**A. Hyde Park Site Specific Amendment** – Ms. Mallm provided a power point presentation and outlined the following:

The property is located on Block 146, Lot 25 and 26 at the corner of Texas Road and Falson Lane in Marlboro. The site is approximately 38.95 acres and within the GH-3 (Generational Housing 3 District). The adjacent properties include vacant woodlands, commercial warehouse, residential and commercial use. There is a JCP&L high-power tension line easement through the center of the property.

The proposed use is 16 multifamily buildings for a total of 387 units, with 78 affordable multifamily units. It proposes to connect to Bayshore Regional Sewerage Authority (BRSA) Sewer Service Area (SSA). While the area is designated as the Bayshore Regional Sewerage Authority Sewer Service Area, the Western Monmouth Utilities Authority owns and operates the sanitary sewer collection system located within the area. It proposes approximately 96,000 gallons per day and approximately 4.26 +/- acres added to the BRSA SSA, covering footprints of the sewage generating structures.

The project is consistent with the Monmouth County Master Plan, Municipal Master Plan, and the Municipal Zoning Ordinance. The property is mainly in State Development and Redevelopment Plan Suburban Planning Area (PA2). One of the proposed buildings is in the Fringe Planning area. The State Development and Redevelopment Plan acknowledges a moral and legal obligation to provide citizens with an opportunity to meet their housing needs at prices they can afford.

Ms. Mallm reported the following affirming documentation: a settlement agreement from April 9, 2019, resolutions from the Western Monmouth Utilities Authority (WMUA) and the Bayshore Regional Sewerage Authority (BRSA).

The Marlboro Township Planning Board Resolution granted final and preliminary site plan approval. The project received final approval from Monmouth County Development Review Committee on February 22, 2021.

The wetlands are classified as intermediate with a 50' wetland buffer. However, the project does not propose any activity within the wetlands or buffer.

Overall, the project appears to be consistent with County Master Plan, Municipal Master Plan and Zoning.

Mr. Casagrande was concerned about the buildings being separated by the powerlines and the overall safety of the area. Mr. Aikins asked if they submitted an Environmental Impact Statement that might provide information about powerlines. Ms. Mallm stated that she was unsure, but that the Engineer for the project was on the line for comments. Mr. Cattani from Dynamic Engineering stated that they coordinated with JCP&L and have an agreement with them. There will be fencing provided around the towers to prevent access to those locations.

A motion was made by Mr. Casagrande and seconded by Mr. Bragg to recommend to the Planning Board that they pass a resolution recommending the Commissioners approve the proposed amendment. Motion was passed unanimously.

**B. Greenwich Park** – Ms. Mallm provided a power point presentation and outlined the following:

The property is located on Block 119, Lot 16 at the corner of Texas Road and Greenwood Road in Marlboro. The site is approximately 35.9 +/- acres. The zone is GH-4 (Generational Housing 4 District). The adjacent properties include vacant woodlands and residential uses.

The project proposes 5 multifamily buildings for a total of 120 units with 24 affordable multifamily units. The property proposes to connect to Bayshore Regional Sewerage Authority (BRSA) Sewer Service Area (SSA). Again, the area is designated as the Bayshore Regional Sewerage Authority Sewer Service Area however, the Western Monmouth Utilities Authority owns and operates the sanitary sewer collection system located within the area. It proposes to discharge about 29,000 gallons per day, and it would add approximately 1.27 acres to the BRSA SSA. Ms. Mallm noted that this project proposes SSA in a section of the property and not just the footprints of the buildings, however she checked with NJDEP and they said that was acceptable.

The project is consistent with the Monmouth County Master Plan, Municipal Master Plan, and the Municipal Zoning Ordinance. This site is in the Suburban Planning Area (PA2). The State Development and Redevelopment Plan acknowledges a moral and legal obligation to provide citizens with an opportunity to meet their housing needs at prices they can afford.

Ms. Mallm reported the following affirming documentation: settlement agreement dated April 9, 2019. It impacts both the Western Monmouth Utilities Authority (WMUA) resolution and & Bayshore Regional Sewerage Authority (BRSA) resolution.

The Marlboro Township Planning Board Resolution granted final and preliminary site plan approval on May 5, 2021. The project received final approval from Monmouth County Development Review Committee on June 28, 2021.

The wetlands are classified as intermediate with a 50' wetland buffer. However, the project does not propose any activity within the wetlands or buffer and no freshwater wetlands permits are required.

Overall, the project appears to be consistent with County Master Plan, Municipal Master Plan and Zoning.

Ms. DiLorenzo asked Ms. Mallm why both projects were not treated at WMUA. Ms. Mallm stated that WMUA has capacity issues and this arrangement is common in that area. Ms. Honigfeld stated that there are some capacity issues and the town coordinated with BRSA and WMUA to make sure these plans were acceptable before staff saw this application.

A motion was made by Mr. Casagrande and seconded by Mr. Schatzle to recommend to the Planning Board that they pass a resolution recommending the Commissioners approve the proposed amendment. Motion was passed unanimously.

**C. Novad Court** - Ms. Neary provided a power point presentation, and outlined the following:

The property is located on Block 57.01, Lot 21.02 in Millstone Township. The property is approximately 7.39 acres and within the Rural Residential Zone (R-130). It was previously developed and the rest of the property is woodland and wetlands. The adjacent properties are Interstate Highway 195 to the north, Seasonal World to the east, residential to the south, and undeveloped wooded wetlands to the west.

The proposed use is 48 affordable multifamily units. There are 8 one-bedroom, 26 two-bedroom, and 14 three-bedroom units. The project proposes an on-site individual sub surface disposal system discharging approximately 11,250 gpd and approximately 0.5 acres would be added to the sewer service area. This project does not require sewerage authority approval.

The project is consistent with the Monmouth County Master Plan, Municipal Master Plan, and the Municipal Zoning Ordinance.

The property is in the Rural/Environmentally Sensitive Planning Area (PA-4B). The State Development and Redevelopment Plan acknowledges a moral and legal obligation to provide citizens with an opportunity to meet their housing needs at prices they can afford.

There is a Settlement Agreement dated September 5, 2019. It identifies the subject property for development of 30 units of affordable housing. The applicant has not yet provided documentation of site plan approval, but they will provide that documentation when obtained.

Ms. Neary described the environmentally sensitive areas. She reported that the eastern and western portions of the site are identified as Rank 3-potential habitat for barred owl. As per NJDEP, sewage-generating structures are not proposed in this area, therefore no anticipated impact on endangered or threatened species habitat. Wetlands are present at western portion of the site. Wetlands are classified as exceptional with a 150' wetland buffer. No disturbance is proposed in wetlands, but the project may require a transition area waiver for disturbance in the transition area.

The next steps for the applicant would be obtaining a NJPDES permit, completing further design, obtaining to get Municipal, County & Site Plan Approval. The applicant also needs to consult with NJDEP to determine if a wetlands transition area waiver is required.

Overall, the project appears to be consistent with County Master Plan, Municipal Master Plan and Zoning.

Mr. Schmetterer asked why the applicant has not yet submitted a site plan application, and if this was normal procedure. Mr. Aikins stated that without a site plan we can still look to the municipal master plan and resolution of support from the governing body of the municipality. Mr. Aikins stated that he believes this was recently rezoned. Ms. Neary stated that it was not recently rezoned, but there was an ordinance that allows affordable housing developments in any zone. However, the settlement agreement calls for 30 units, but this project proposes 48 units.

Mr. Ricciardi from Marathon Engineering stated that they prepared the water quality management plan amendment application. Mr. Ricciardi stated that they typically do not prepare the site plan application until after this type of approval is granted. He stated that there is a substantial amount of money involved with completing the site plan. Mr. Ricciardi stated that the water quality management plan amendment is more of a broad level process. He stated that once this is done, then they will proceed with site plan, design, and applications for other approvals. Mr. Aikins asked Mr. Ricciardi why the September 2019 settlement calls for 30 units, but 48 units are proposed. Mr. Ricciardi stated that the Township suggested that they have more units. After further discussion Mr. Aikins offered to review the settlement agreement prior to the Committee taking official action.

A motion was made by Ms. Dilorenzo and seconded by Mr. Schatzle to table the application until the May 4, 2022, meeting after Council reviews the settlement agreement.

#### **8. Comments from the Public - None**

#### **9. Adjournment:**

A motion was made by Mr. Casagrande and seconded by Mr. Schatzle to adjourn at 11:37am.