

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

Wednesday, May 4, 2022, 11:00 AM
Planning Board Conference Room &
Virtual Meeting via Webex

1. CALL TO ORDER:

Ms. DiLorenzo 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, Casagrande, Schatzle, Barris
- Members Absent: Ettore
- Alternates Present: Davidson
- Staff Present: Mallm, Smith, Honigfeld, Peterson
- Counsel: Aikins

4. STAFF ACTIVITY REPORT – Ms. Mallm shared the Active Projects spreadsheet and provided an update on each project. Hyde Park will be discussed under old business. Greenwich Park was approved at the April Planning Board Meeting. The FWSA Map is currently being updated to incorporate Views at Monmouth Manor. Burnt Tavern Road was adopted at the March Planning Board Meeting. Novad Court was tabled at the last ARC meeting and will be discussed under old business. The Woodward Estates application was deemed incomplete in April. There are two open revisions. All other matters are closed.

5. MEETING MINUTES:

Minutes of April 6, 2022

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

6. OLD BUSINESS

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

Ms. Mallm reported on updates regarding applications under review by ARC and the Planning Board.

Hyde Park Site Specific Amendment

During the April ARC meeting, the committee voted to approve the Hyde Park Amendment, however, at the subsequent Planning Board meeting two questions were raised. The first being, Commissioner Burry asked if the Burnt Fly Bog Superfund Site will have any impact on the project property. There was agreement that this would be followed up on to see if there was an environmental impact statement. Ms. Mallm did receive one and asked if Monmouth County has jurisdiction in that area. Mr. Aitkins mentioned that most if not all local municipal zoning ordinances provide for an applicant to prepare and file an environmental impact statement, which would address Commissioner Burry's concern.

The second concern was that the proposed sewer service area only encompasses the footprints of the sewage generating structures. Staff said DEP has given this guidance, however the MCPB would like staff to meet with the DEP to discuss several concerns including, implications if development occurs outside of the specific footprint and inconsistencies between approaches on similar applications. Ms. Mallm stated that past practices would be to include project area, not just footprints of the buildings. Mr. Barris conveyed concerns via email to the DEP seeking clarification on how they are applying rules for delineating sewer service areas and scheduled a meeting with the DEP on May 5th to address these questions. There is no action to be taken by ARC right now, as it was taken to the Planning Board level, and the Planning Board decided to postpone acceptance of the application.

Mr. Cattani, from Dynamic Engineering, wanted to get on record that as it is related to the site of Hyde Park there is no potential for future development. This project is at maximum potential not leaving room for amendments. Mr. Cattani also noted that there is final approval on the local level as well as final site plan approval. Following the conversation with the DEP, this matter will go back to the Planning Board for any other decisions.

Novad Court

This matter was tabled at the April ARC meeting. The major concern with this application is that the application proposes 48 affordable housing units to be built while the settlement agreement only accounts for 30 units. During April's ARC meeting, Mr. Aikins asked for time to review the settlement agreement, tabling the matter. After review, Mr. Aikins also asked for the developer's agreement, which was consistent with the original concern. Mr. Ricciardi from Marathon Engineering was present for the applicant. Mr. Ricciardi stated that the number of units was determined by a formula to calculate how many affordable housing units Millstone would need to build to fulfil their obligation under Fair Share. Millstone had not met their obligation. This number was meant to be a minimum. Mr. Aikins stated that to move forward there would need to be a letter to Millstone asking to confirm what Millstone believes to be a minimum standard not an established standard. An amended developer's agreement would also need to be done, obligating the developer to build 48 units. It was decided that this matter would be postponed until next meeting. Ms. DiLorenzo entertained a motion to table the matter

until next meeting. Mr. Casagrande moved to approve. Mr. Schatzle seconded the motion. The motion is passed by voice vote.

7. NEW BUSINESS

No new business.

8. Comments from the Public - None

9. Adjournment:

A motion to adjourn was entertained by Ms. DiLorenzo, Mr. Casagrande moved to approve, and it was seconded by Mr. Schatzle to adjourn at 11:25am.