

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

Wednesday, September 7, 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, Ettore, Schatzle
- Members Absent: Casagrande, Barris
- Alternates Present: Davidson, McMullen, Schmetterer
- Staff Present: Mallm, Peterson, Honigfeld
- Counsel: Aikins
- Public Present: Michael Stieb (Attorney, Millstone Township).

4. STAFF ACTIVITY REPORT – Ms. Mallm shared the Active Projects spreadsheet and provided an update on each project. Novad Court and Burnt Tavern Road will be heard today. Hyde Park is still awaiting NJDEP preliminary notice. Greenwich Park is scheduled for the September 19th, 2022 NJ Register. Woodward Estates has been approved by the Planning Board, awaiting NJDEP preliminary approval.

5. MEETING MINUTES:

Minutes of August 3, 2022

The ARC was unable to vote on the minutes during today's meeting. Ms. DiLorenzo, Mr. Barris, and Mr. Ettore were absent from the last meeting. Ms. DiLorenzo and Mr. Ettore abstained. Adopting August's minutes was tabled until next meeting.

6. OLD BUSINESS

A. Burnt Tavern Road

Ms. Mallm provided background information on the Burnt Tavern Road amendment. This amendment was reviewed by the ARC in March of 2022, where a Planning Board resolution followed at the March meeting. However, since the adoption of the Planning Board resolution, two new topics of concern have arose, which will be the focus of today's agenda

1) in July of 2022 the DEP requested a revised shapefile to cover the area of disturbance instead of the foot prints of the buildings, as initially proposed; 2) in August of 2022 staff had a discussion with the applicant regarding the proposal being inconsistent with the settlement agreement. Staff explained that the settlement agreement dated September 5, 2021, identifies the subject property for development of 49 units of affordable housing however 96 units are proposed. Following additional conversation with the township, it was indicated the 96 number is proposed to compensate for any shortfall in the third-round affordable housing obligation or excess can be applied toward the fourth-round.

Staff recommended adopting a Monmouth County Planning Board resolution conditionally approving the amendment subject to revising the settlement agreement states 96 units for the project. It was noted that the DEP accepted the new shapefile that was provided to them.

Ms. DiLorenzo entertained a motion to recommend that the MCPB approves the project subject to the conditions set forward. Mr. Ettore moved the motion, Ms. McMullen seconded the motion. Following a roll call vote, motion was passed.

B. Novad Court Site Specific Amendment

Ms. Mallm provided background information on the Novad Court Site Specific amendment. It was reviewed by the ARC on April 6, 2022, but was tabled as the proposed units were not consistent with the settlement agreement. In July of 2022, the DEP requested a revised shapefile to cover the area of disturbance. Staff has now received an application that is consistent with the settlement agreement and a revised shapefile.

The project is located in Millstone on Block 57.01, Lot 21.02 on a 7.39 +/- acre property in a R-130 rural residential zone. The adjacent properties are the interstate highway, I-95, Seasonal World, Residential areas, and underdeveloped wooded wetlands.

The original proposal consisted of 48 affordable multi-family units, which has been revised to 30 units of 15 two-bedroom units, and 15 three-bedroom units. The proposed on site individual subsurface disposal system initially was expected to accommodate 11,250 gpd, but it has been revised to 7,875 gpd. The amendment area has changed from 0.5 +/- acres to 1.3 +/- acres, to now cover the area of disturbance.

Ms. Mallm reported that the project is consistent with the Monmouth County Master Plan and the municipal master plan as the project is identified in the Housing Element and Fair Share Plan and is a permitted use in the R-130 rural residential zone. The project has not yet received site plan approval, however the concept plan has been updated.

Ms. Mallm stated the project is a Rural and Environmentally Sensitive Planning area (PA-4B). There is adjacent rank-3 potential habitat for the Barred Owl. As per discussion with the DEP, the sewage generating structures are not proposed in this area ensuring that no anticipated impact on the species habitat. It was noted that the project may require a transition waiver from the DEP.

In conclusion, the next steps would be ARC determination and Monmouth County Planning Board determination.

Ms. DiLorenzo entertained a motion for the ARC to recommend that the MCPB approves the project Ms. McMullen approves the motion. Mr. Schatzle seconds the motion. Following a roll call vote, motion was passed.

8. Comments from the Public - None

9. Adjournment:

A motion to adjourn was entertained by Ms. DiLorenzo, Ms. McMullen moved to approve, and Mr. Schmetterer seconds. Motion approved by voice vote to adjourn at 11:27 am.