

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

Wednesday, August 3, 2022, 11:00 AM
Planning Board Conference Room &
Virtual Meeting via Webex

1. CALL TO ORDER:

called the meeting to order at 11:03 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: Schatzle, Casagrande, Barris
- Members Absent: Ettore, DiLorenzo
- Alternates Present: Bragg, Schmetterer
- Staff Present: Mallm, Peterson, Honigfeld
- Counsel: Aikins
- Public Present: Marvin Schmelzer, Tony Dilodovico

4. STAFF ACTIVITY REPORT – Ms. Mallm shared the Active Projects spreadsheet and provided an update on each project. Hyde Park was approved at the May 16, 2022 Planning Board meeting and is now under NJDEP preliminary notice. Greenwich Park was approved at the April 6, 2022 ARC Meeting and a resolution to approve was adopted at the April 18, 2022 Planning Board Meeting, and is now under NJDEP preliminary notice. Beacon Hill-Haven Way and Oak Rise Drive will need county office to initiate any next steps. Novad Court, Hexa Builders/ Baldachino, and Burnt Tavern Road are awaiting completed applications. Woodward Estates will be reviewed today under new business.

5. MEETING MINUTES:

Minutes of May 4, 2022

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

7. NEW BUSINESS

Woodward Estate Site Specific Amendment

Woodward Estates located in Manalapan Township is intended to be used for affordable housing as well as a portion of the 144 acres for the Yorktown Club septic system. The proposal

to serve 130 market rate 3 bedroom townhomes, as well as 55 age restricted affordable rental apartments. The breakdown being, Eleven 1-bedroom apartments, Thirty-three 2 bedroom apartments, and Eleven three bedroom apartments. The sewer easement through lot 21 of this project will connect the Yorktown Club to the sewer system. The proposed site specific WQMP amendment includes 49,545 gallons per day and adds 22.66 acres to the WMUA sewer service area. Next steps would include municipal and county site plan approval. This amendment was seen by the DRC in December and additional information was requested. Mr. Casagrande did want to confirm that there was not final approval for this project yet and Ms. Mallm confirmed that. The environmental consultant submitted the application and are waiting for this to be added to the agenda. Municipal approval has been submitted and they are looking to have a meeting this month. The staff conclusion is that this amendment is consistent with the County Master Plan, the Municipal Master Plan, and Zoning. A motion was made by Mr Casagrande to have the Planning board make recommendations on this, Mr. Schatzle seconded the motion. Motion was passed.

8. Comments from the Public - None

9. Adjournment:

A motion to adjourn was entertained by Mr. Schatzle, Mr. Casagrande moved to approve, and it was approved by voice vote to adjourn at 11:18 am.