

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

**Wednesday, March 2, 2022, 11:00 AM  
Planning Board Conference Room &  
Virtual Meeting via Webex**

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**1 CALL TO ORDER:**

Mr. Schatzle called the meeting to order at 11:00A.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: Barris, Casagrande (arrived at 11:06am), Schatzle
- Members Absent: DiLorenzo, Ettore
- Alternates Present: Bragg, Davidson, Schmetterer (arrived at 11:03am)
- Staff Present: Mallm, Smith, Honigfeld
- Counsel: Aikins

**4 STAFF ACTIVITY REPORT –** Ms. Mallm provided the committee with the ARC Active Project spreadsheet and reported that staff has been working on Hyde Park and Greenwich Park in Marlboro. They anticipate those projects being on the April 6, 2022 agenda. Staff is also working on the Novad Court in Millstone application. Staff has received the outstanding document from Woodward Estates in Manalapan and are reviewing for completeness.

**5 MEETING MINUTES:**

Minutes of February 2, 2022

The minutes were reviewed. Mr. Barris moved to adopt the minutes and Mr. Bragg seconded the motion. The minutes were approved by voice vote. Mr. Casagrande 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: Kevin Abernethy, Rick Ricciardi, Michael Steib, Chris Pugliese, Carol Balmer, George Clark, and Peter Canal.

**Burnt Tavern Road Site Specific Amendment** - Ms. Mallm provided a power point presentation and the following was outlined:

The property is 13.88 +/- acres site located at Block 57, Lot 16.03, Millstone, in the Business Park zone. The adjacent properties are Green Leaf Pet resort, another affordable housing project, open space, and an Elks Lodge. Ms. Mallm stated the proposed project is 96 units of affordable multifamily housing. The proposed project includes an on-site individual sub surface disposal system which would generate approximately 22,500 gpd of wastewater. The application proposes to add 1.03 +/- acres to the proposed sewer service area which consists of the footprints of the sewage generating structures.

It is consisted with the Monmouth County Master Plan, Municipal Master Plan, and the Municipal Zoning Ordinance. Ms. Mallm stated that while the property is in the State Development and Redevelopment Plan Rural/Environmentally Sensitive Planning Area, the 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 that the affirming documentation include a settlement agreement and Resolution Granting Minor Subdivision Approval dated March 9, 2017.

Ms. Mallm noted that the Township has not applied for site plan approval, but there is a concept plan. According to the applicant, site plan approval will be pursued after the Site Specific Amendment is approved. Mr. Barris asked why the septic field was not included in the proposed sewer service area. Ms. Mallm stated that NJDEP provided guidance to include the building footprints but not the disposal area. Mr. Ricciardi from Marathon Engineering stated that they assisted Millstone in preparing the application to the NJDEP. Mr. Ricciardi said that next they will need to apply for a New Jersey Discharge Elimination Permit and perform groundwater analysis then finalize the location of the disposal area. Mr. Barris asked if the buildings are modified would the application need to come before the ARC again for a modification. The staff said they were unsure.

Ms. Mallm then summarized the Environmentally Sensitive Areas. She stated that the majority of the property is identified as Rank 1 habitat according to the Landscape Project Data. There are wetlands present within the site which are identified as Rank 3, potential habitat for barred owl, however development is not proposed in this area and there are no anticipated impact on endangered or threatened species. The applicant obtained an LOI for the Wetlands present at western portion of the site and no disturbance is proposed.

Ms. Mallm stated that the next steps include obtaining a NJPDES permit & further design, and Municipal and County site plan approval. In conclusion, Ms. Mallm stated that the project appears to be consistent with County Master Plan, Municipal Master Plan and Zoning. Ms. Mallm stated that she did check with NJDEP and they had no further concerns with the application.

A motion was made by Mr. Barris and seconded by Mr. Bragg to recommend to the Planning Board a draft resolution accepting the recommending of staff for the site specific amendment as presented today.

**COMMENTS FROM THE PUBLIC**

Kevin Abernethy from Millstone Township stated that they are taking this matter seriously and they thanked the committee for hearing their application today.

Ms. Carol Balmer had a question regarding the Colts Neck Manor project. Mr. Aikins explained that this is the Amendment Review Committee. Mr. Barris stated that the Colts Neck Manor project is a Development Review Committee matter and an application has not yet been received for the Amendment Review Committee.

**8 ADJOURNMENT:**

A motion was made by Mr. Barris and seconded by Mr. Bragg to adjourn at 11:30am.