

MONMOUTH COUNTY PLANNING BOARD

FREEHOLD · NEW JERSEY

CHARLES CASAGRANDE
Chairman



JOSEPH BARRIS, PP, AICP, CFM
Director of Planning

MINUTES

Monmouth County Areawide Quality Management Plan Amendment Review Committee

Wednesday, April 2, 2025
Planning Board Conference Room &
via WebEx Web Conference

1. CALL TO ORDER

Judy Martinelly, serving as Chair Pro Tem, called the meeting to order at 11:03 AM.

2. OPEN PUBLIC MEETING COMPLIANCE STATEMENT

Counsel Mark Aikins read the compliance statement.

3. ARC PREAMBLE

An audio recording of the Amendment Review Committee Preamble was played.

4. ROLL CALL-ATTENDANCE

Members Present	Charles Casagrande (Virtually), Joe Barris
Members Absent	James Schatzle (Excused), Lori Ann Davidson (Excused), Joseph Ettore (Excused)
Alternates Present	Judy Martinelly, Mike Nei, David Schmetterer
Staff Present	Harriet Honigfeld, Nailah Pile, Melissa Bezahler, Leah Emmerich, JoAnn Denton, Meena Latona
Counsel Present	Mark R. Aikins, Esq.
Public Present	Danielle Lesclinier, PE, Dyanmic Engineering Ludivine O'Toole, Avalon Bay Senior Director (Virtually)

5. STAFF REPORT – Amendment Review Committee Active Projects

Harriet Honigfeld provided an update on active projects.

Avalon Middletown Urban Renewal LLC amendment application is on the committee's agenda for recommendation to the Planning Board.

Two projects are pending documentation: Bike Shop of Howell in Howell and Estates at Brock Farms in Freehold. Bike Shop of Howell is awaiting placement on a municipal agenda and submission of confirming documentation. Estates at Brock Farms has submitted an application to the NJDEP; staff is awaiting the County supplemental application.

Staff has recently completed a couple of map amendments. An additional two or three more projects are pending NJPDES file numbers or shapefiles.

Harriet Honigfeld also mentioned that the Marlboro Group Homes project is the first application in the County to seek approval for a Future Service Area Amendment under the new NJDPES DGW General Permit program.

There was discussion regarding coordination with the NJDEP on the next steps for incorporating approval under the NJPDES DGW General Permit Program into the County's Future Wastewater Service Area Map.

6. Adoption of Minutes February 2025

Charles Casagrande moved to approve the minutes. Joe Barris seconded the motion. The minutes were approved by voice vote, with Mike Nei abstaining.

7. New Business

Avalon Middletown Urban Renewal LLC Site Specific Amendment (Block 1131 Lots 30, 31 & 32 Middletown

Harriet Honigfeld presented the staff report to the committee, outlining the Site-Specific Amendment application proposal submitted by Avalon Middletown Urban Renewal LLC.

The proposal seeks to amend the existing Monmouth County Sewer Service Area in Middletown Township to accommodate a new multi-family residential structure. While most of the proposed building is in the Future Sewer Service Area, the applicant plans to add 7,000 square feet to the Sewer Service Area.

The project site, situated in a corporate business park off County Route 520 in Middletown Township, is subject to the township's River Centre South Redevelopment Plan. One of the four existing structures on the site will be replaced with a 340-unit, multi-family residential building. The Township of Middletown Sewage Authority (TOMSA) will manage the wastewater for this site. The 7,000 sq ft addition to the Sewer Service Area is expected to have a waterflow of 67,425 gallons per day (gpd).

The proposed residential building is adjacent to the Garden State Parkway and bordered by the Swimming River and wetlands. Danielle Lesclinier, a licensed Professional Engineer representing the applicant; and Ludivine O'Toole, Avalon Bay Senior Director of Development, were present at the meeting.

Ludivine O'Toole confirmed that 10% of the proposed residential units will be designated as affordable housing. Danielle Lesclinier, P.E. addressed staff comments regarding the applicability of the standard Riparian Zone buffer for Category 1 waterways, providing an explanation for why the project requires a Waterfront Development Permit instead of the traditional Flood Hazard Area Permit for Riparian Zones of Category 1 waterways. Additionally, Danielle Lesclinier confirmed the project aligns with the River Centre South Redevelopment Plan and received affirming documentation from the municipality and sewage authority.

Charles Casagrande motioned to recommend advancing the Avalon Middletown Urban Renewal LLC Site Specific Amendment to the Planning Board; Joe Barris

seconded the motion. Followed by a roll call vote. The motion passed unanimously, with Charles Casagrande, Joe Barris, Mike Nei, and Acting Chair Judy Martinelly in favor.

8. Old Business

Harriet Honigfeld and Joe Barris followed up on discussion regarding changes to the ARC Procedures.

9. Comments from the Public

None.

10. Adjournment

Joe Barris moved to adjourn the meeting, and Mike Nei seconded the motion. By unanimous affirmation, the meeting was adjourned at 11:31 AM.