

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, June 4, 2025
Planning Board Conference Room &
via WebEx Web Conference

1. CALL TO ORDER

Charles Casagrande, serving as Chair Pro Tem, called the meeting to order at 11:05 AM

2. OPEN PUBLIC MEETING COMPLIANCE STATEMENT

Counsel Mark Aikins read the compliance statement.

3. ARC PREAMBLE

Counsel Mark Aikins read the ARC Preamble.

4. ROLL CALL-ATTENDANCE

Members Present Charles Casagrande

Members Absent James Schatzle (Excused), Lori Ann Davidson,
Joe Barris (Excused), Joseph Ettore (Excused)

Alternates Present Judy Martinelly, Mike Nei, David Schmetterer

Staff Present Harriet Honigfeld, Charlene Kiley, Nailah Pile,
Melissa Bezahler, Meena Latona

Counsel Present Mark R. Aikins, Esq.

Public Present Virtually: Brian Rischman, Mike Gross, Leanne Hoffmann,
John Giunco Esq., Steven Ward Esq.

In-person: none.

5. STAFF REPORT – Amendment Review Committee Active Projects

Harriet Honigfeld gave an update of projects that were distributed in the committee packets. There is one Amendment request on the agenda.

6. Adoption of Minutes April 2025

Judy Martinelly moved to approve the minutes. David Schmetterer seconded the motion. The minutes were approved by voice vote.

7. New Business

- **Howell Ridge Site Specific Amendment (Block 144, Lots 8-12, 14, 15, 20, 35, 111, 112, 142, 145-150, 160-165, 165.01, 167, 177, 178, 178.01, 178.02 Howell)**

Charlene Kiley presented the staff review to the committee, outlining the Site-Specific Amendment Application submitted by D.R. Horton Inc. The proposal seeks to amend the existing Monmouth County Sewer Service Area in Howell Township. The applicant provided affirming documentation, identified consistency with the State Development and Redevelopment Plan, and identified environmentally sensitive areas to support their request

John Giunco, attorney for the applicant, described the project proposal and site.

Judy Martinelly moved to recommend the Howell Ridge Site Specific Amendment to the Planning Board; Mike Nei seconded the motion. A roll call vote followed. The motion passed with Judy Martinelly, David Schmetterer, Mike Nei, and Chair Pro-Tem Charles Casagrande in favor.

- **Monmouth County Water Quality Management Plan Amendment Procedures Proposed Update**

Committee and Staff read through and discussed some proposed changes to the Water Quality Management Plan Amendment Procedures.

- **Supplemental Application Update**

The committee and staff recommended some changes to how the staff receive documents from applicants. There are also some parts of the application that may need to be amended.

8. Old Business

None.

9. Comments from the Public

Brian Rischman was present virtually and introduced himself as a representative of the Two Rivers Water Reclamation Authority

No other comments from the public.

10. Adjournment

David Schmetterer moved to adjourn the meeting, and Judy Martinelly seconded the motion. By unanimous affirmation, the meeting was adjourned at 11:49 AM.