

MONMOUTH COUNTY PLANNING BOARD

FREEHOLD · NEW JERSEY

JAMES GIANNELL
Chairman



JOSEPH BARRIS, PP, AICP, CFM
Director of Planning

MINUTES

Monmouth County Areawide Quality Management Plan Amendment Review Committee

Wednesday, April 5, 2023
Planning Board Conference Room &
Virtual Meeting via WebEx

1. CALL TO ORDER

Counsel Aikins called the meeting to order at 11:10AM.

2. OPEN PUBLIC MEETING COMPLIANCE STATEMENT

Counsel Aikins read the compliance statement and administered the Oath of Office to member Charles Casagrande.

3. ROLL CALL-ATTENDANCE

Members Present Charles Casagrande, Joseph Barris, Lori Ann Davidson (at 11:14AM virtually)
Members Absent Joseph Ettore, James C. Schatzle (Both Excused)
Alternates Present Raymond Bragg
Staff Present Amber Mallm, Harriet Honigfeld, JoAnn Denton, Nailah Pile
Counsel Present Mark R. Aikins, Esq.

4. COMMITTEE REORGANIZATION

a. **MCPB Resolution 2023-05 naming ARC Membership for 2023**
(attached hereto).

b. Election of Officers

Counsel Aikins served as Chairman Pro-Tem. Charles Casagrande motioned and Joseph Barris seconded election of James C. Schatzle as Chairman. There were no other nominations. Charles Casagrande motioned, and Joseph Barris seconded that nominations be closed. James C. Schatzle was elected Chairman by unanimous affirmation.

11:14AM-Lori Ann Davidson joined the meeting.

Charles Casagrande motioned and Joseph Barris seconded election of Lori Ann Davidson as Vice-Chairperson. There were no other nominations.

Charles Casagrande motioned and Joseph Barris seconded that nominations be closed. Lori Ann Davidson was elected Vice-Chairperson by unanimous affirmation. Counsel Aikins turned the meeting over to Ms. Davidson.

c. Adoption of 2023 Meeting Schedule

Charles Casagrande motioned and Joseph Barris seconded adoption of the 2023 Meeting Schedule (attached hereto). The 2023 ARC Meeting Schedule was adopted by unanimous affirmation.

5. Staff Report- Amendment Review Committee Active Projects

Ms. Mallm reported on the active projects for the Amendment Review Committee per the spreadsheet sent out in Board packets (attached hereto).

6. Minutes of March 1, 2023

Charles Casagrande motioned to accept the March 1, 2023, Minutes. Lori Ann Davidson seconded. All were in favor by affirmation.

7. Old Business

None

8. New Business

Director Barris asked that the next Agenda include a staff presentation outlining the process from initiation to completion of an application proposing an Amendment to the Monmouth County Wastewater Quality Management Plan.

9. Comments from the Public

None

10. Adjournment

Charles Casagrande motioned and Joseph Barris seconded adjournment of the meeting. By affirmation, all were in favor and the meeting was adjourned at 11:23AM.

Amended Resolution 2023-05

**RESOLUTION CONFIRMING APPOINTMENT OF MEMBERS TO
THE MONMOUTH COUNTY PLANNING BOARD AMENDMENT
REVIEW COMMITTEE**

Commissioner Ross F. Licitra offers the following Resolution and moves its adoption:

WHEREAS, on January 22, 2013, the Monmouth County Planning Board reorganized the Amendment Review Committee for the purpose of reviewing amendments to the Monmouth County Wastewater Quality Management Plan; and

WHEREAS, said Committee consists of three citizen Planning Board members and two executive staff members, specifically the County Engineer who serves on and is a voting member of the Planning Board and the County Planning Director; and

NOW, THEREFORE, BE IT RESOLVED by the Monmouth County Planning Board that the Chair appoints and the Monmouth County Planning Board confirms as members to the Amendment Review Committee: Charles Casagrande, James C. Schatzle, and Lori Ann Davidson; and

BE IT FURTHER RESOLVED that the Chair hereby appoints and the Monmouth County Planning Board confirms as Alternates to the Amendment Review Committee, Marcy McMullen as Alternate Planning Board Member, Judy Martinelly as Alternate Planning Board Member #2, Assistant County Engineer as Alternate for County Engineer, and Assistant Planning Director, as Alternate for Planning Director.

BE IT FURTHER RESOLVED that all terms shall expire on January 16, 2024 or until such time thereafter as the Monmouth County Planning Board shall reorganize in 2024.

Seconded by Marcy McMullen and adopted by the following roll call vote

In the affirmative: Charles Casagrande, Lori Ann Davidson, Judy Martinelly, Marcy McMullen, Joseph Ettore, James C. Schatzle, Commissioner Lillian G. Burry, Commissioner Ross F. Licitra, James Glannell

In the negative: None

Abstain: None

Absent: None

I do hereby certify that the forgoing
is a true copy of a Resolution adopted by
the Monmouth County Planning Board
at a meeting on March 20, 2023


JoAnn Denton
SECRETARY TO THE BOARD

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MONMOUTH COUNTY AREAWIDE WATER QUALITY MANAGEMENT PLAN AMENDMENT REVIEW COMMITTEE

2023 MEETING SCHEDULE

The Monmouth County Areawide Water Quality Management Plan Amendment Review Committee has scheduled the following Regular and Public Meeting dates. Unless otherwise indicated, meetings will be held at 11:00AM on the first Wednesday of each month. In accordance with N.J.S.A. 10:4-6, et seq., (the "Open Public Meetings Act"), public meetings may be held in person or by means of communication equipment, N.J.S.A. 10:4-8(b), to include streaming services or other online meeting platforms. The Monmouth County Areawide Water Quality Management Plan Amendment Review Committee may determine the need to hold these meetings in person and/or virtually. Please visit the Monmouth County website www.visitmonmouth.com 48 hours prior to the meeting for confirmation as to whether the meeting is in person or is virtual.

Wednesday, April 5, 2023- **Reorganization**
Wednesday, May 3, 2023
Wednesday, June 7, 2023
Wednesday, July 5, 2023
Wednesday, August 2, 2023
Wednesday, September 6, 2023
Wednesday, October 4, 2023
Wednesday, November 1, 2023
Wednesday, December 6, 2023
Wednesday, January 3, 2024
Wednesday, February 7, 2024- **Reorganization**

For further information, contact Amber Mallm at 732-431-7460 x7473 or amber.mallm@co.monmouth.nj.us

Staff Reports-Amendment Review Committee Active Projects

Project	Municipality	Block and Lot	Type of Amendment	Project Description	Notes	Next Steps
Colts Neck Manor	Colts Neck	B 22, L 18	Site Specific Amendment-DGW	360-unit affordable and market rate housing	Reviewed at March ARC meeting. MCPB resolution on 3/20/23 agenda	NUDEP Preliminary Notice
Novad Court	Millstone	B 57.01, L 21.02	Site Specific Amendment-DGW	30-unit affordable housing	Approved at 9/19/22MCPB meeting. Preliminary notice in 2/6/23 NJ register. BCC adopted resolution on 3/16/23	NUDEP Final Notice
Burnt Tavern Road	Millstone	B 57, L 16.03	Site Specific Amendment-DGW	96-unit affordable housing	Approved at 9/19/22MCPB meeting. Preliminary notice in 2/6/23 NJ register. BCC adopted resolution on 3/16/23	NUDEP Final Notice
Greenwich Park	Marlboro	B 119, L 16	Site Specific Amendment-DSW	120-unit affordable and market rate housing	Board of Commissioners Reso adopted 10/27/22	NUDEP Final Notice
Woodward Estates	Manalapan	B 67, L 21, 22, 25 B 132, L 20.01, 20.02, 20.03, 20.04, 20.05, 20.06, 20.07, 20.08, 20.10, 20.11, 20.12, B 153, L 10.01, 10.02, 10.03, 10.04	Site Specific Amendment-DSW	185-unit affordable and market rate housing	Amended resolution at 10/17/22 MCPB meeting. 3/21/2023 NUDEP requested applicant to reduce the shapefile.	Receive shapefile and review at ARC again?
Beacon Hill-Haven Way	Marlboro	B 171, L 9.09, 9.10, 9.12, 9.13; B 172, L 1, 1.01, 1.02; B 172.01, L 1.01, 1.02, 1.03	Revision	Revising FWSA Map to include sewer single family homes	No update, correspondence with WMUA September 2021	County office would need to initiate any next steps
Oak Rise Drive	Howell	B 172.01, L 1.01, 1.02, 1.03	Revision	Revising FWSA Map to include sewer single family homes	No update	County office would need to initiate any next steps
Hyde Park	Marlboro	B 146, L 25 & 26	Site Specific Amendment-DSW	387-unit affordable and market rate housing	Board of Commissioners Reso adopted 12/13/22. NUDEP Final adoption in 4/17/23 NJ Register	FWSA Map update
Charleston Meadows	Colts Neck	B 42, L 4	Site Specific Amendment-DSW	68-unit affordable and market rate housing	received incomplete application 3/3/23	Staff to send incomplete letter
Enclave at Howell	Howell	B 144, L 8-12, 14, 15, 20, 35, 111, 112, 142, 145-150, 160- 165, 165.01, 167, 177, 178, B 178.01, 178.02	Site Specific Amendment-DSW (MRRSA)	458-unit affordable and market rate housing	attended pre app meeting 1/12/23 received DEP application with additional materials 3/24/23	Awaiting County application
Hexa Builders/Baldachino	Millstone	B 11, L 19	Site Specific Amendment	170 units, 48 of which will be affordable. 20 buildings total.	Received application May 10, 2022. Some missing items and plan not legible at this scale.	Application deemed incomplete. Awaiting revised submission.
Gateway Farms	Manalapan	B 74, L 11.01	Site Specific Amendment-DSW	Warehouse & Office	Received 9/22/22, deemed incomplete (needs WMUA resolution)	Awaiting complete application
Inquiry/Pre-Application Stage						
Rt 524 Limited Manufacturing	Upper Freehold	B 22.01, L 24	Site Specific Amendment-DSW	two limited manufacturing buildings	3/14/23 received incomplete DEP application	Staff attending DEP pre application meeting 4/5/23. Need County application
Old York Road Warehouses	Upper Freehold	B 26 L 1, 2, 3	Site Specific Amendment-DGW	two warehouses	3/8/23 received incomplete DEP application	Staff attending DEP pre application meeting 4/5/23. Need County application

Updated March 29, 2023