

# 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, August 2, 2023  
Planning Board Conference Room &  
Virtual Meeting via WebEx

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#### 1. CALL TO ORDER

Counsel Aikins called the meeting to order at 11:01AM.

#### 2. OPEN PUBLIC MEETING COMPLIANCE STATEMENT

Counsel Aikins read the compliance statement.

Mr. Schmetterer motioned to nominate Ms. Martinelly as Chairperson Pro-Tem. Seconded by Mr. Ettore. All members present were in favor.

#### 3. ROLL CALL-ATTENDANCE

Members Present	Joseph Ettore, Charles Casagrande (virtually)
Members Absent	James C. Schatzle, Lori Ann Davidson, Joe Barris, (All excused)
Alternates Present	David Schmetterer, Judy Martinelly
Staff Present	Amber Mallm, JoAnn Denton, Nailah Pile
Counsel Present	Mark R. Aikins, Esq. (virtually)
Public Present	Andrew Stockton, representative of Eastern Civil Engineering Terry Sherman, representative of Countryside Developers

#### 4. STAFF REPORT- Amendment Review Committee Active Projects

Ms. Mallm reported on the active projects for the Amendment Review Committee per the table distributed in committee members packets (attached hereto).

Ms. Mallm discussed an ongoing conversation regarding shapefile concerns with the current application. In this case and in others there are GIS mapping "errors" that occur when outlining the amendment areas. The shapefile "issues" occurring typically have no impact or bearing on proposed site amendments. Ms. Mallm and Mr. Schmetterer suggested including additional language in Planning Board resolutions may help capture the shapefile "issue" for better understanding and avoid having adopted applications be returned, from NJDEP to the county for the minor shapefile issue.

**5. Minutes of June 7, 2023**

Approval of minutes postponed to committee's next scheduled meeting due to the absence of majority voting members.

**6. Old Business**

None.

**7. New Business**

Presentation of Charleston Meadows Site Specific Amendment Application given by Ms. Mallm (attached hereto). Applicants Mr. Sherman and Mr. Stockton were present.

Discussion regarding the consistency between the State Development Plan and the municipality Redevelopment Plan was prompted by Mr. Schmetterer. Mr. Schmetterer made clear that determination of zoning made at the municipal level in the Environmentally Sensitive Planning Area (PA5) is a local issue and the county does not contradict local municipality jurisdiction. Counsel Aikins agreed.

The committee questioned if the proposed site will potentially be in the flood hazard area. Counsel Aikins added that the ARC recommendation of approval would be independent of the pending Flood Hazard Area permit under review by the NJDEP.

Mr. Stockton, engineer to the applicant of the project, also noted from their research, the flood hazard area is not near the proposed construction site.

Mr. Casagrande motioned to approve the application for Planning Board approval, Mr. Ettore seconded the motion. Following a unanimous roll call vote, the motion was passed.

**8. Comments from the Public**

Other than the applicants, no other comments, or members from the public present.

**9. Adjournment**

Ms. Martinelly motioned and Mr. Schmetterer seconded adjournment of the meeting. By affirmation, all were in favor and the meeting was adjourned at 11:26AM.