

# 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, August 6, 2025  
Planning Board Conference Room &  
via WebEx Web Conference

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#### 1. CALL TO ORDER

Chair James Schatzle called the meeting to order at 11:01 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	James Schatzle, Charles Casagrande (Virtual), Joe Barris
Members Absent	Lori Ann Davidson, Joseph Ettore
Alternates Present	Mike Nei, David Schmetterer
Staff Present	Harriet Honigfeld, Bridget Neary, Melissa Bezahler, Charlene Kiley, Nailah Pile, Victor Furmanec, Leah Emmerich
Counsel Present	Mark R. Aikins, Esq.
Public Present	Michael Gallagher, K. Hovnanian; Sean Delany, Bowman Consulting; Sharif Aly, Amertech Engineering; Gary F., Golden Meadow Estates; Ryan Beason, K. Hovnanian

#### 5. STAFF REPORT – Amendment Review Committee Active Projects

Harriet Honigfeld gave a status update of applications that are in the pipeline. The Board of County Commissioners recently adopted a resolution in support of the Marlboro Group Home project authorized through the NJPDES permitting process that can now be added to the county wastewater map. Staff sent a draft of ARC procedure to the NJDEP for review and comments.

#### 6. Adoption of Minutes June 2025

Mike Nei moved to approve the minutes. David Schmetterer seconded the motion. The minutes were approved by voice vote. Joe Barris and Chair Schatzle abstained.

## **7. New Business**

- **Golden Meadows Site Specific Amendment (Block 91 Lots 7 and 7.01 Freehold Township)**

Bridget Neary presented the staff review of the Site-Specific Amendment Application. The proposal seeks to amend the existing Monmouth County Sewer Service Area to add two lots and two single family residences in Freehold Township to the MRRSA sewer service area. The applicant provided affirming documentation related to the State Plan to support the application. The applicant also cited consistency with the Municipal Master Plan and the County Master Plan.

Sean Delany of Bowman Consulting, representing the applicant, described the approvals received to support the proposal.

Mike Nei moved to recommend the Golden Meadows Site Specific Amendment to the Planning Board for adoption; Joe Barris seconded the motion. A roll call vote followed. The motion passed with Charles Casagrande, Joe Barris, Mike Nei, and Chair Schatzle in favor.

- **Estates at Brock Farms Site Specific Amendment (Block 91 Lots 20, 20.01, 22, 23, 24 Freehold Township)**

Melissa Bezahler presented the staff review of the Site Specific Amendment application. The proposal seeks to amend the existing sewer service area to accommodate 13 residential homes, 3 full lots, and 10 partial lots located outside of the sewer service area.

Joe Barris moved to recommend the Estates at Brock Farms Site Specific Amendment to the Planning Board for adoption. Mike Nei seconded the motion. A roll call vote followed. The motion passed with Charles Casagrande, Joe Barris, Mike Nei, and Chair Schatzle in favor.

## **8. Old Business**

None.

## **9. Comments from the Public**

None.

## **10. Adjournment**

Chair Schatzle moved to adjourn the meeting, and Joe Barris seconded the motion. By unanimous affirmation, the meeting was adjourned at 11:27 AM.