

Minutes of a Regular Meeting of the
MONMOUTH COUNTY
AREAWIDE WATER QUALITY MANAGEMENT PLAN
AMENDMENT REVIEW COMMITTEE

Wednesday, February 4, 2015 11:00 AM
Monmouth County Planning Board Conference Room
Hall of Records Annex, One East Main Street
Freehold, New Jersey

1. CALL TO ORDER:

Mr. Giannell called the meeting to order at 11:02 A.M.

2. COMPLIANCE STATEMENT: Open Public Meetings Act

Attorney Aikins offered a statement that the meeting was being held in compliance with P.L. 1975, c.231, the Open Public Meetings Act.

3. ROLL CALL – ATTENDANCE:

Members Present: Giannell, Domidion, Grbelja & Sampson
Member Absent: Ettore
Staff Present: Brennen, Barris, Scott, Englehart & Luby
Counsel: Aikins

4. COMMITTEE REORGANIZATION

Election of Officers

Mr. Domidion nominated Mr. Giannell as Chairperson. The motion was seconded by Ms. Grbelja. There were no other nominations or discussions. Mr. Giannell was unanimously approved as Chairperson.

Mr. Domidion nominated Ms. Grbelja as Vice-Chair. Mr. Giannell seconded the motion. There were no other nominations or discussions. Ms. Grbelja was unanimously approved as Vice-Chair.

Adoption of 2015 Meeting Schedule

Ms. Grbelja moved to adapt the proposed 2015 ARC Meeting Schedule to reflect a change that the March 4, 2015 meeting be cancelled. Mr. Domidion seconded the motion and the schedule was unanimously approved.

5. OLD BUSINESS

- Meeting Minutes -
The minutes of the July 2, 2014 meeting were reviewed. Ms. Grbelja moved to approve the minutes and Mr. Domidion seconded the motion. The minutes were unanimously approved.
- Monthly Activity Report Q&A: Period covering November 22, 2014 – January 28, 2015 –
Ms. Brennen discussed the status of the Wastewater Management Plan, reminding all that NJDEP’s 2013 adoption of the future wastewater service area map allows us to review site specific amendments, and that the legislation was reenacted giving us that ability without an adopted WMP until January, 2017. However, staff met with NJDEP

Water Resources Management Coordination Director Colleen Kokas and her staff to discuss NJDEP's decision to administratively deactivate our open WMP amendment application before the current 2008 rule expires in May 2015. NJDEP announced that a new rule proposal would be forthcoming, possibly with a May 2015 publication date. After that time, we could submit a new WMP for Monmouth County prepared under the 2015 rules.

- Ms. Brennen distributed a handout summary of actions for 2014 which was prepared for administration.

6. CORRESPONDENCE AND OTHER DOCUMENTS

A letter from Maser Consulting regarding 2014 Collection System Rehabilitation Project, Long Branch Sewerage Authority was received, but no action was required at this time. Correspondence that related to the Harms-Pinnacle application were made available.

7. NEW BUSINESS

Harms-Pinnacle Site Specific Amendment Application -

Ms. Brennen advised that Howell Township is the applicant for the application. Jennifer Beahm, CME Planning Director, representing Howell Township and James Clarkin, CME staff planner were present at the meeting.

On behalf of Howell Township, Mr. Clarkin presented the application seeking a sewer service amendment for a site known as Block 130, Lots 17, 20, 21, 22, 57, 58, 59, 60 & 61. The owner of the Harms & Pinnacle property submitted a concept plan sub-dividing the area to 57 new lots, each lot between 1.5 and 2 acres, plus 3 existing lots for a total of 60 lots. They anticipate it would produce approx. 18,000gpd additional wastewater. They are requesting a sewer service amendment to protect the water quality of the Manasquan Reservoir which is approximately a half mile east from the site. Letters were submitted to the Manasquan River Regional Sewerage Authority and the Ocean County Utilities Authority and both indicate they have the capacity to serve and are willing to service the project. Three waivers are being requested with this application.

Ms. Beahm informed that Howell Township feels it is appropriate time to address this site for development. One issue is the proximity to the Manasquan Reservoir. Other environmental issues include T&E species habitat identified in the landscape project, some wetlands, and a riparian buffer. The amendment would include only the development area, which is outside the environmentally sensitive areas.

Mr. Domidion stated his concern about the connection through White Street which would cross over the species habitat and asked if NJDEP has given permission for that. Ms. Beahm responded that they are looking into this very carefully noting that the threatened & endangered species habitat almost surrounds the developable upland area. French & Parrello, the engineer on record for this project, indicated an ability to possibly directionally drill from the upland to the upland below the T&E habitat so there would be no surface impact. She noted that coming out at West Farms Road is also being studied.

Mr. Clarkin reviewed the Waivers – The first waiver is for the future land use/land cover map and table because there is no zoning change the build-out map should be sufficient for the future condition, the second waiver is for a map showing the probable source of fecal contamination because it would be proposed to be sewerred and should

not affect the water quality in regards to fecal contamination and the final waiver is for Section IV-8 which is a map where the sewer lines and pump stations would be located.

Mr. Domidion requested a map specifically of White Street frontage showing exactly what is being proposed and Ms. Beahm commented that French & Parrello should be able to supply one.

Mr. Aikins stated that this committee is evaluating a site specific amendment application and questioned how we get it back. Ms. Brennen informed him that if this committee approves the application conditionally, that condition goes to NJDEP, they finish their review, they publish in the register and at that point, we have a period of time to review it and make a recommendation for what the Board of Chosen Freeholders would ultimately either agree to or not agree to. Procedurally our check is that if the applicant does not comply with these conditions, we as the Amendment Review Committee, can recommend to the Planning Board and ultimately to the Board of Chosen Freeholders not to endorse the requested amendment.

Ms. Grbelja offered a motion to support the proposed site specific amendment to the Wastewater Management Plan for Monmouth County for the Harms & Pinnacle site to be included in the sewer service area, grant the requested waivers as outlined in the findings report and that we recommend that the Monmouth County Planning Board pass a resolution in favor of this application with these conditions: 1) Subject to any restrictions imposed by the NJDEP regarding the location of the sewer connection and the designation of the threatened endangered species habitat; 2) the connection would be through the least environmentally disruptive route using directional sub-surface drilling under the wooded area to White Street; and 3) the provision of a map showing the proposed connection and existing sewer line in White Street.

Mr. Domidion seconded the motion and it was unanimously approved. Ms. Brennen informed Ms. Beahm and Mr. Clarkin that this item will be on the Monmouth County Planning Board Agenda for February 17, 2015.

8. COMMENTS FROM THE PUBLIC

None

9. ADJOURNMENT:

A motion was made by Mr. Domidion and seconded by Mr. Sampson to adjourn at 11:54 a.m.