

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

**Wednesday, June 3, 2015 11:00 AM**  
Monmouth County Planning Board Conference Room  
Hall of Records Annex, One East Main Street  
Freehold, New Jersey

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**1. CALL TO ORDER:**

Mr. Giannell called the meeting to order at 11:01 A.M.

**2. COMPLIANCE STATEMENT:** Open Public Meetings Act

Chairman Giannell 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, & Sampson

Members Absent: Ettore & Grbelja

Alternate Present: Englehart

Staff Present: Brennen, Scott

Counsel: Aikins

**4. OLD BUSINESS**

• Meeting Minutes

The minutes of the April 1<sup>st</sup>, 2015 meeting were reviewed. Mr. Domidion moved to approve the minutes and Mr. Sampson seconded the motion. The minutes were unanimously approved. Ms. Englehart abstained from voting.

• Monthly Activity Report

- Ms. Brennen stated that most items in the monthly activity report will be in the upcoming presentations.
- Sunnyside at Howell Revision Update – Ms. Brennen presented a power point presentation with regard to the map revision to adjust the Sewer Service Area boundary as directed by the committee at the April 1<sup>st</sup> ARC meeting. Mr. Domidion offered a motion that we support the proposed revision to the Wastewater Management Plan for Monmouth County to include the entire Sunnyside at Howell property in the MRRSA sewer service area, as per the request from the Township of Howell and that we recommend to the Monmouth County Planning Board that they pass a resolution in favor of this application. The motion was seconded by Mr. Sampson and was unanimously approved with Ms. Englehart abstaining.
- Marlboro Conover Hills Revision Update – Ms. Brennen presented a power point presentation with regard to the map revision as directed by the committee at the April 1<sup>st</sup> ARC meeting. Mr. Domidion offered a motion that we support the proposed revision to the Wastewater Management Plan for Monmouth County to include the agreed upon Conover Hills lots in the WMUA sewer service area, and that we recommend to the Monmouth County Planning Board that they

pass a resolution in favor of this application. The motion was seconded by Mr. Sampson and was unanimously approved with Ms. Englehart abstaining.

## 5. CORRESPONDENCE AND OTHER DOCUMENTS

No comments

## 6. NEW BUSINESS

- Former Marlboro Hospital Treatment Facility Site Specific Amendment Application – Ms. Brennen stated that the applicant is the New Jersey Department of Treasury Division of Property Management and Construction represented by Hatch Mott MacDonald, present at today's meeting. The franchise authority is the WMUA. Currently the property is in the sewer service area of the Marlboro Hospital treatment plant and these applications are for a transfer of a slightly reduced Marlboro sewer treatment plant sewer service area to the WMUA. Other interested parties are the Recovery Services Management Hospital Facility, the Mattie House Group Home, and the Monmouth County Park System. Ms. Brennen presented slides displaying specific details of the areas to be transferred and she gave a brief history of the site. NJDEP is requesting that all of the environmentally sensitive areas of wet lands, stream corridors and buffers be removed from the sewer service area prior to the transfer. Ms. Brennen informed that the RMS facilities estimated flow is 32,750gpd, the Mattie House estimated flow is 1,250gpd, leaving an estimated 6,000gpd for the Monmouth County Park System facilities, within the total 40,000gpd available capacity.

At this time, Mr. Giannell invited audience members to come up for comments. Mr. Richard Herrero, State of New Jersey, Department of Treasury, stated that the State has been providing waste water and water service to the RMS Hospital since it was constructed approximately 10 years ago but is looking to get out of the wastewater and water business. Representative from Hatch Mott MacDonald, Mr. Joe Koehler, commented that the system has reached its service life after 80 years and needs major upgrades. Mr. John Sinisi, representative from RMS, added that they have been working on this plan for 2 years now and need to come up with reliable utilities for this facility.

Mr. Domidion offered a motion that we support the proposed amendment to the Wastewater Management Plan for Monmouth County to transfer the Marlboro Hospital Treatment Plant Sewer Service Area to the Western Monmouth Utilities Authority upon decommissioning with the following service area modifications:

- To provide continued sewer service for Block 159, Lot 11 and Block 157, Lots 34.02 and 34.03;
- Removing properties with environmentally sensitive areas of wet lands, stream corridors and buffers; and
- Limiting the total flow to the remaining capacity of the Conover Road pump station which has been estimated at 40,000gpd.

Further, we recommend that the Monmouth County Planning Board pass a resolution favorably recommending this application to the Board of Chosen Freeholders. The motion was seconded by Mr. Sampson and unanimously approved.

Ms. Englehart expressed difficulty in voting since there was no written staff recommendation in the summary of findings report adding that a lot of work was done however, there should also be a recommendation for the committee to consider. Mr. Giannell explained this was a policy decision made a long time ago and could be

discussed in executive session whether the policy should be changed. Mr. Domidion commented that he reads the findings report and makes a judgment on that information without a staff recommendation. If he is not comfortable with making a decision based on the report, he would request additional information. Mr. Aikins asked Ms. Brennen if she could provide a recommendation and a conclusion as part of her report and Ms. Brennen responded that she could, if she is directed by the Committee to do so. Mr. Aikins advised Ms. Englehart that if she was not satisfied with the written materials as previously distributed and the verbal recommendation to supplement the written materials that she received, then she can abstain or vote no to the motion. Upon request, Ms. Brennen made a verbal recommendation that the committee support the motion as stated.

After discussion, roll call vote passed the proposed resolution unanimously. Ms. Brennen informed that a draft resolution will be on the Monmouth County Planning Board's agenda at the June 15, 2015 meeting and if approved by the Planning Board, a resolution would be presented to the Monmouth County Board of Freeholders for their consent, once it is published in the Register.

- BJs in Howell – FWSA Map revision  
Ms. Brennen informed that Jim Herrman, Director of Community Development for Howell Township discovered a service area boundary inconsistency. She reported that the 2005 map submitted to the County by Howell Township was the map we were instructed to use to create the boundary for the sewer service area, however, before the Future Wastewater Service Area map was adopted, this development, which was, at that time within a sewer service area, received its municipal and MRRSA approvals. Ms. Brennen presented the maps and discussed the specific concerns, including the only remaining non-sewer service property left in the area, which is owned by German American Club.

Ms. Brennen asked for direction from the ARC committee to proceed to prepare the application for the revision amendment. Ms. Brennen recommended that staff of the Division of Planning prepare the revision amendment application to fix the map for the BJ's property only, at this time. Mr. Domidion made a motion to take all necessary steps to prepare the revision amendment application; seconded by Mr. Sampson and unanimously approved.

- Howell Master Plan Utility Plan Update  
Ms. Brennen introduced Jennifer Beahm, CME Associates, who gave an overview of Howell Township's recently adopted Utility Plan Element of the Township's Master Plan. Ms. Beahm referenced the recent amendment application for the Harms-Pinnacle property. She spoke about the German American Club and BJs, explaining that they were not included initially in the Wastewater Management Plan since the sewer service area line followed the zone line, with the rear lots being zoned ARE-3-, (3 acres, single family residential zoning). The Township has subsequently reevaluated this area through its master plan process and the rear of BJs site and the adjacent German American Club have been rezoned and brought back into the Highway Development Corridor. She added that the developer or Howell Township will likely be requesting an amendment for the German American Club site in the near future.

Ms. Beahm stated that an amendment application will be submitted for the Harms Tract which is located east of the Harms-Pinnacle site. It is over 100 acres that the Township had acquired consisting of multiple lots, some of which are encumbered with green

acres grant restrictions and would not be included in the amendment. The Township would be looking for just the developable portion of the property to be included in any proposed amendment. This is included in the Master Plan as a primary recommendation.

Ms. Beahm informed that the Township underwent a very significant Master Planning process over the course of the last year. They had made a number of recommendations in their land use amendment for rezoning, such as modifying the special economic district zoning in a number of areas, however the Township Council has not embraced all of the recommendations from the Master Plan. She expressed doubts that by the end of this calendar year any zoning changes will come out of those recommendations, especially for the SED zones. As a result, no other proposed amendments will likely result.

Lastly, she reported that Howell Township will have a very significant affordable housing obligation and in all likelihood, the committee should expect some site specific amendments for affordable housing purposes over the next year or so. The Committee thanked Ms. Beahm for her presentation.

- Next Meeting – Ms. Brennen reported that we have not received any new applications that would necessitate a July 1<sup>st</sup> meeting and will advise, at a later date, if the August meeting is necessary. She did opine that the September 2, 2015 meeting would be held as scheduled.

At 12:13 p.m., Mr. Domidion made a motion to move into executive session; seconded by Mr. Sampson and the vote indicated all in favor. At 12:25 p.m., the committee came back in session.

#### **7. COMMENTS FROM THE PUBLIC**

None

#### **8. ADJOURNMENT:**

A motion was made by Mr. Domidion and seconded by Mr. Sampson to adjourn at 12:26 p.m.

*Adopted September 2, 2015*