

# 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, June 7, 2023  
Planning Board Conference Room &  
Virtual Meeting via WebEx

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#### 1. CALL TO ORDER

Chairman Jim Schatzle called the meeting to order at 11:07AM.

#### 2. OPEN PUBLIC MEETING COMPLIANCE STATEMENT

Counsel Aikins read the compliance statement.

#### 3. ROLL CALL-ATTENDANCE

Members Present	James C. Schatzle (virtually), Charles Casagrande (virtually), Lori Ann Davidson (virtually), Joseph Barris
Members Absent	Joseph Ettore (Excused)
Alternates Present	Raymond Bragg, David Schmetterer
Staff Present	Amber Mallm, Harriet Honigfeld, JoAnn Denton, Nailah Pile, Jason Pene
Counsel Present	Mark R. Aikins, Esq.
Public Present	All members of the public attended virtually. Anthony DiLodovico (Gaitway Farms representative) Diane DeMatteis, J. Michael Broyles BRSA, Marianne Cucolo, Tom Petti, Louise Usechak

#### 4. 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).

#### 5. Minutes of April 5, 2023

Charles Casagrande motioned to accept the April 5, 2023, Minutes. Lori Ann Davidson seconded. All were in favor by affirmation. James C. Schatzle abstained, due to absence on April 5, 2023

#### 6. Old Business

None

## **7. New Business**

- A. Presentation on the ARC process from application to adoption given by Ms. Mallm (attached hereto)
- B. Presentation of Gaitway Farms Site Specific Amendment given by Ms. Honigfeld, Representative of applicant Anthony DiLodovico was present virtually. Mr. DiLodovico clarified the water flow for the proposed amendment area, portion of Block 74, Lot 11.01, would generate about 20,000+ gallons per day (attached hereto).

Charles Casagrande motioned to approve the application as presented for recommendation to the Planning Board, LoriAnn Davidson seconded the motion.

Mr. Barris provided comments supporting the proposal; citing that it is consistent with the redevelopment goals of the municipality, supporting documentation has been provided to the committee, the requested addition to the sewer service area is nominal and the location also aligns with the county master plan. Following a unanimous roll call vote, the motion was passed.

## **8. Comments from the Public**

Ms. Cucolo had a question regarding the involvement of the Development Review Committee in the amendment review process. In response, Counsel Aikins made Ms. Cucolo aware that there is no prerequisite for the ARC to consider a matter that requires the DRC approval, Counsel Aikins added that affirming documentation is required from applicable municipalities and sewage authorities. Ms. Cucolo had an additional question about potential PFS issues in Colts Neck in relation to the Colts Neck Manor project. Since Ms. Cucolo's question appeared to be more suitable and relevant for the DRC, Counsel Aikins respectfully advised that any matters of the DRC should be addressed to the DRC at their next meeting on June 12, 2023.

Ms. Honigfeld informed the Committee members that the July, 2023 ARC meeting will most likely be cancelled.

## **9. Adjournment**

Charles Casagrande motioned and LoriAnn Davidson seconded adjournment of the meeting. By affirmation, all were in favor and the meeting was adjourned at 11:40AM.

## Staff Report-Amendment Review Committee Active Projects

Project	Municipality	Block and Lot	Type of Amendment	Project Description	Notes	Next Steps
<b>Active applications</b>						
Gaitway Farms	Manalapan	B 74, L 11.01	Site Specific Amendment-DSW	Warehouse & Office	Received 9/22/22, deemed incomplete (needs WMUA resolution). 4/10/23 received WMUA resolution. Sent additional incomplete letter 4/13/23. Received resubmission 5/3/23	Review at June ARC meeting.
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 sent incomplete letter 4/18/23. Received additional documents 4/21/23. Ongoing shapefile concerns still unresolved.	Review resubmission for completeness. Ongoing shapefile concerns still unresolved.
Enclave at Howell/ Howell Ridge	Howell	B 144, L 8-12, 14, 15, 20, 35, 111, 112, 142, 145-150, 160-165, 165.01, 167, 177, 178, 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. Received County application 4/4/23. Outstanding information as of 5/8/23: more information regarding Habitat Suitability Determination, new shapefile, and town amending zoning ordinance.	Await outstanding documentation
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 adopted resolution on 3/20/23.	NJDEP Preliminary Notice in June 5 NJ Register. DEP public hearing July 13.
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	Await NJDEP 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	NJDEP Final Adoption Notice in June 5 NJ Register
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	NJDEP Final Notice
Woodward Estates	Manalapan	B 67, L 21, 22, 25	Site Specific Amendment-DSW	185-unit affordable and market rate housing	Amended resolution at 10/17/22 MCPB meeting. 3/21/2023 NJDEP requested applicant to reduce the shapefile. Received revised shapefile 5/2/23, await DEP's acceptance.	Receive shapefile and review at ARC again?
Beacon Hill-Haven Way	Marlboro	B 132,L 20.01, 20.02, 20.03, 20.04, 20.05, 20.06, 20.07, 20.09, 20.10, 20.11, 20.12; B 153, L 10.01, 10.02, 10.03, 10.04	Revision	Revising FWSA Map to include sewered single family homes	No update, correspondence with WMUA September 2021	County office would need to initiate any next steps
Oak Rise Drive	Howell	B 171, L 9.09, 9.10, 9.12, 9.13; B 172, L 1, 1.01, 1.02; B 172.01, L	Revision	Revising FWSA Map to include sewered single family homes	No update	County office would need to initiate any next steps
<b>Completed Amendments/Revisions</b>						
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. NJDEP Final adoption in 4/17/23 NJ Register	FWSA Map update. DEP editing shapefile attribute table.
<b>Awaiting Complete Application</b>						
Rt 524 Limited Manufacturing	Upper Freehold	B 22.01, L 24	Site Specific Amendment-DGW	two limited manufacturing buildings	Staff attended DEP pre application meeting 4/5/23. informed applicant and Upper Freehold the need for a Reso of support 4/18/23.	Await application
Old York Road Warehouses	Upper Freehold	B 26 L 1, 2, 3	Site Specific Amendment-DGW	two warehouses	Staff attended DEP pre application meeting 4/5/23. informed applicant and Upper Freehold the need for a Reso of support 4/18/23.	Await 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.
<b>Inquiry/Pre-Application Stage</b>						

Relevant documents:

- N.J.A.C. 7:15 Water Quality Management Planning Rules
- Monmouth County Water Quality Management Plan Amendment Procedures, adopted 8/13/2020

Role Key

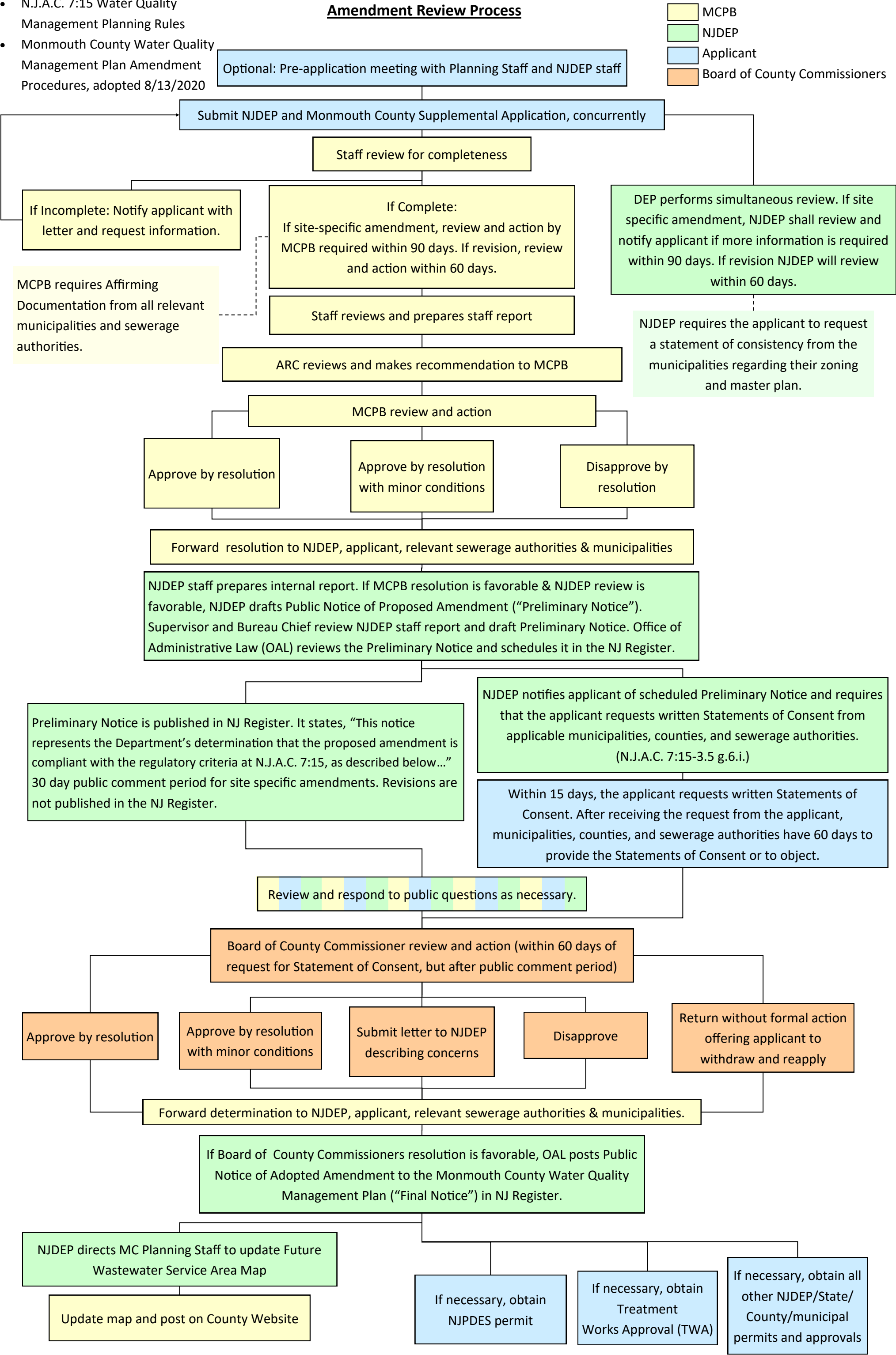
MCPB

NJDEP

Applicant

Board of County Commissioners

7. A.





**JOSEPH BARRIS, PP, AICP, CFM**  
Director of Planning

**Gaitway Farms Site Specific Amendment Index of Exhibits**

**Exhibits Provided Upon Request**

- Exhibit A. May 24, 2022 WQMP Amendment Request
- Exhibit B. Monmouth County ARC Supplemental Application Revised May 3, 2023
- Exhibit C. Sewer Service Area Compliance Statement 9.13.22
- Exhibit D. Manalapan Township Ordinance 2021-19
- Exhibit E. November 2021 Redevelopment Plan
- Exhibit F. Habitat Suitability Determination prepared by Colliers Engineering and Design
- Exhibit Ga. Pine Brook STP May 2021 to May 2022
- Exhibit Gb. Pine Brook STP Last Five Years (12/13/19 printout)
- Exhibit H. WMUA Service Area Map
- Exhibit I. WMUA Resolution of Consent 23-60
- Exhibit J. Manalapan Township Resolution 2023-119 Endorsing SSA Amendment
- Exhibit K. Chapter 96 Gaitway Redevelopment Area
- Exhibit L. LOI Line Verification 4.26.23
- Exhibit M. Survey for Active Acquisitions LLC Approved by NJ DEP 4.26.23
- Exhibit N. Zoning Map

**Exhibits Within the Staff Report**

- Exhibit 1. Proposed Sewer Service Area Map
- Exhibit 2. NJ GeoWeb Existing Sewer Service Area Map
- Exhibit 3. Map and Table Excerpt from Redevelopment Plan

# MONMOUTH COUNTY PLANNING BOARD

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Director of Planning

- Exhibit 4. NJ GeoWeb State Plan Map
- Exhibit 5. NJ GeoWeb Habitat Map
- Exhibit 6. NJ DEP Streams Map prepared by Colliers

## ARC Staff Findings Report for Site Specific Amendments

**Project Name** \_\_\_\_\_ **Date Received** \_\_\_\_\_**Applicant/Developer** \_\_\_\_\_**Municipality** \_\_\_\_\_**Block(s) Lot(s)** \_\_\_\_\_**Address** \_\_\_\_\_**Is the project subject to DRC review?**                      **Yes**                      **No****If yes, what is the status of the DRC review?** \_\_\_\_\_**Watershed** \_\_\_\_\_ **Subwatershed** \_\_\_\_\_**Proposed collection authority:** \_\_\_\_\_**Proposed treatment authority (if different):** \_\_\_\_\_**Proposed acres added to sewer service area** \_\_\_\_\_**Type of Application (check one):**☐ **Revision**   ☐ **Site Specific Amendment DGW**,   ☐ **Site Specific Amendment DSW****Proposed flow (total project)** \_\_\_\_\_ **Proposed flow (amendment area)** \_\_\_\_\_**Is the project within 3,000 ft of NWS Earle?** \_\_\_\_\_**Acres of project site:** \_\_\_\_\_      **# of units if residential** \_\_\_\_\_**Zone** \_\_\_\_\_**Existing Conditions (on property and surrounding properties)**

## **Proposed Use**

### **Consistency**

**1) Monmouth County Master Plan**

**2) Municipal Master Plan**



**3) Municipal Zoning Ordinance**

**4) Municipal Wastewater Management Plan**

**5) Treatment Authority Wastewater Management Plan**

## **6) State Development and Redevelopment Plan**

### **Affirming Documentation**

**Status of Subdivision/Site Plan Approval**

**Environmentally Sensitive Areas**

**1) Endangered or Threatened Wildlife Species Habitat (if applicable)**

**2) Habitat Suitability Determination findings (if applicable)**

**3) Natural Heritage Priority Sites (if applicable)**

**4) Riparian Zones of Category 1 Waterways and their tributaries (if applicable)**

**5) Wetlands (if applicable)**

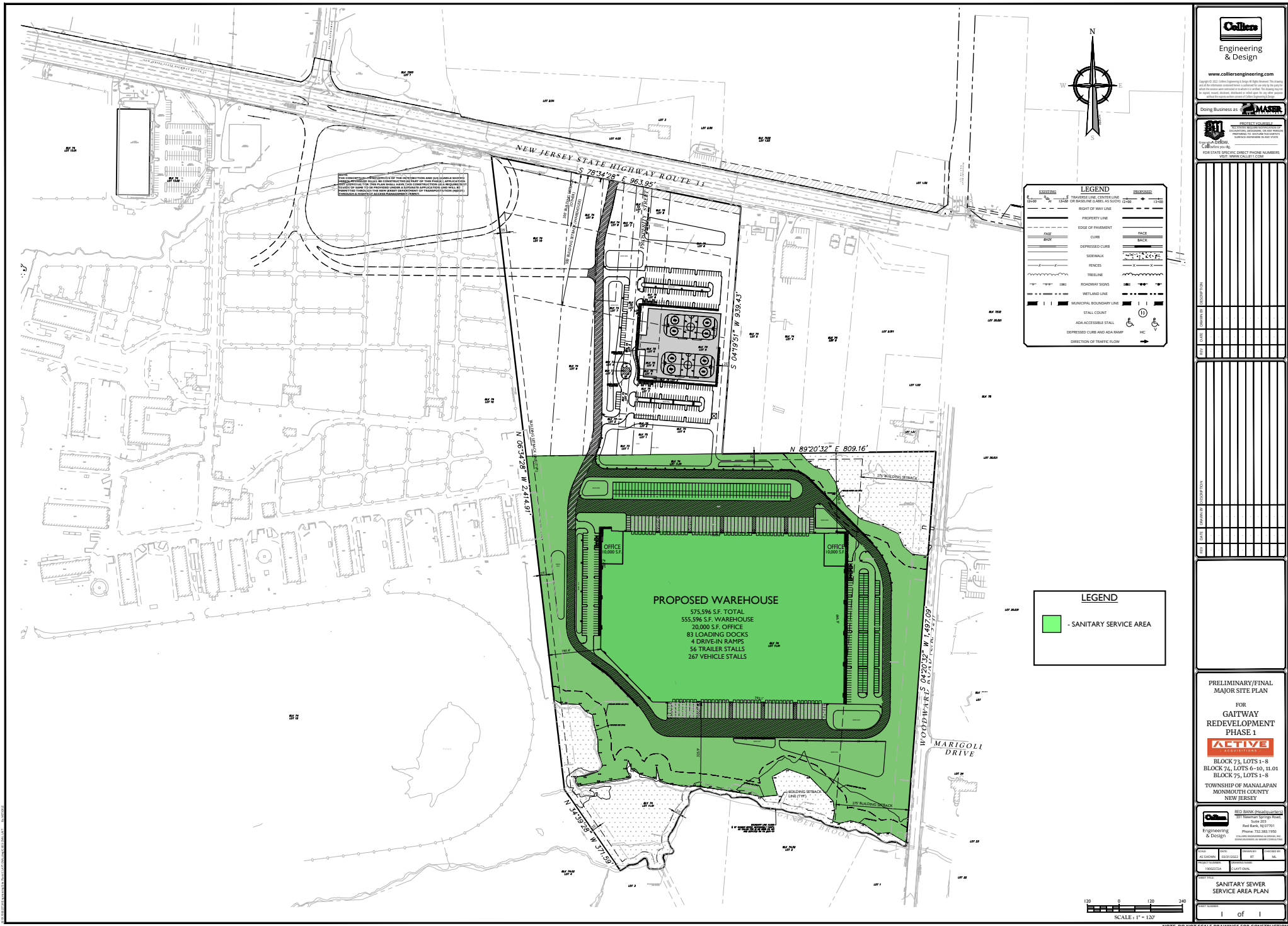
**6) Coastal Planning Areas identified under N.J.A.C.7:15-4.4(f)**

**7) ESAs subject to 201 Facilities Plan grant conditions under N.J.A.C.7:15-4.4(g)**

## **8) Flood Hazard Area**

### **NJDEP Permit Status**

### **Outstanding Documentation and Concerns**



NOTES:  
1. THE PROPOSED SANITARY SERVICE AREA IS SHOWN IN GREEN.  
2. THE PROPOSED WAREHOUSE IS SHOWN IN GREEN.  
3. THE PROPOSED OFFICE BUILDING IS SHOWN IN GREEN.  
4. THE PROPOSED TRAILER STALLS ARE SHOWN IN GREEN.  
5. THE PROPOSED VEHICLE STALLS ARE SHOWN IN GREEN.  
6. THE PROPOSED LOADING DOCKS ARE SHOWN IN GREEN.  
7. THE PROPOSED DRIVE-IN RAMPS ARE SHOWN IN GREEN.  
8. THE PROPOSED FENCE LINE IS SHOWN IN GREEN.  
9. THE PROPOSED TREELINE IS SHOWN IN GREEN.  
10. THE PROPOSED ROADWAY SIGNS ARE SHOWN IN GREEN.  
11. THE PROPOSED WETLAND LINE IS SHOWN IN GREEN.  
12. THE PROPOSED MUNICIPAL BOUNDARY LINE IS SHOWN IN GREEN.  
13. THE PROPOSED ADA ACCESSIBLE STALL IS SHOWN IN GREEN.  
14. THE PROPOSED DEPRESSED CURB AND ADA ROAD IS SHOWN IN GREEN.  
15. THE PROPOSED DIRECTION OF TRAFFIC FLOW IS SHOWN IN GREEN.

LEGEND	
	TRAVERSED LINE, CENTER LINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	EDGE OF PAVEMENT
	CURB
	DEPRESSED CURB
	SIDEWALK
	FENCES
	TREELINE
	ROADWAY SIGNS
	WETLAND LINE
	MUNICIPAL BOUNDARY LINE
	ADA ACCESSIBLE STALL
	DEPRESSED CURB AND ADA ROAD
	DIRECTION OF TRAFFIC FLOW

LEGEND	
	- SANITARY SERVICE AREA

**PROPOSED WAREHOUSE**  
575,596 S.F. TOTAL  
555,596 S.F. WAREHOUSE  
20,000 S.F. OFFICE  
83 LOADING DOCKS  
4 DRIVE-IN RAMPS  
56 TRAILER STALLS  
267 VEHICLE STALLS

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NJ State Seal  
FOR STATE SEALING, SEE THE RELEVANT PROVISIONS OF THE NJ STATE SEALING ACT.

PRELIMINARY/FINAL  
MAJOR SITE PLAN

FOR  
GAITWAY  
REDEVELOPMENT  
PHASE 1

ACTIVE  
EXHIBITION

BLOCK 73, LOTS 1-8  
BLOCK 74, LOTS 6-10, 11-01  
BLOCK 75, LOTS 1-8  
TOWNSHIP OF MANALAPAN  
MONMOUTH COUNTY  
NEW JERSEY

Engineering & Design

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PROJECT NO. 19002224  
DATE 01/11/2024

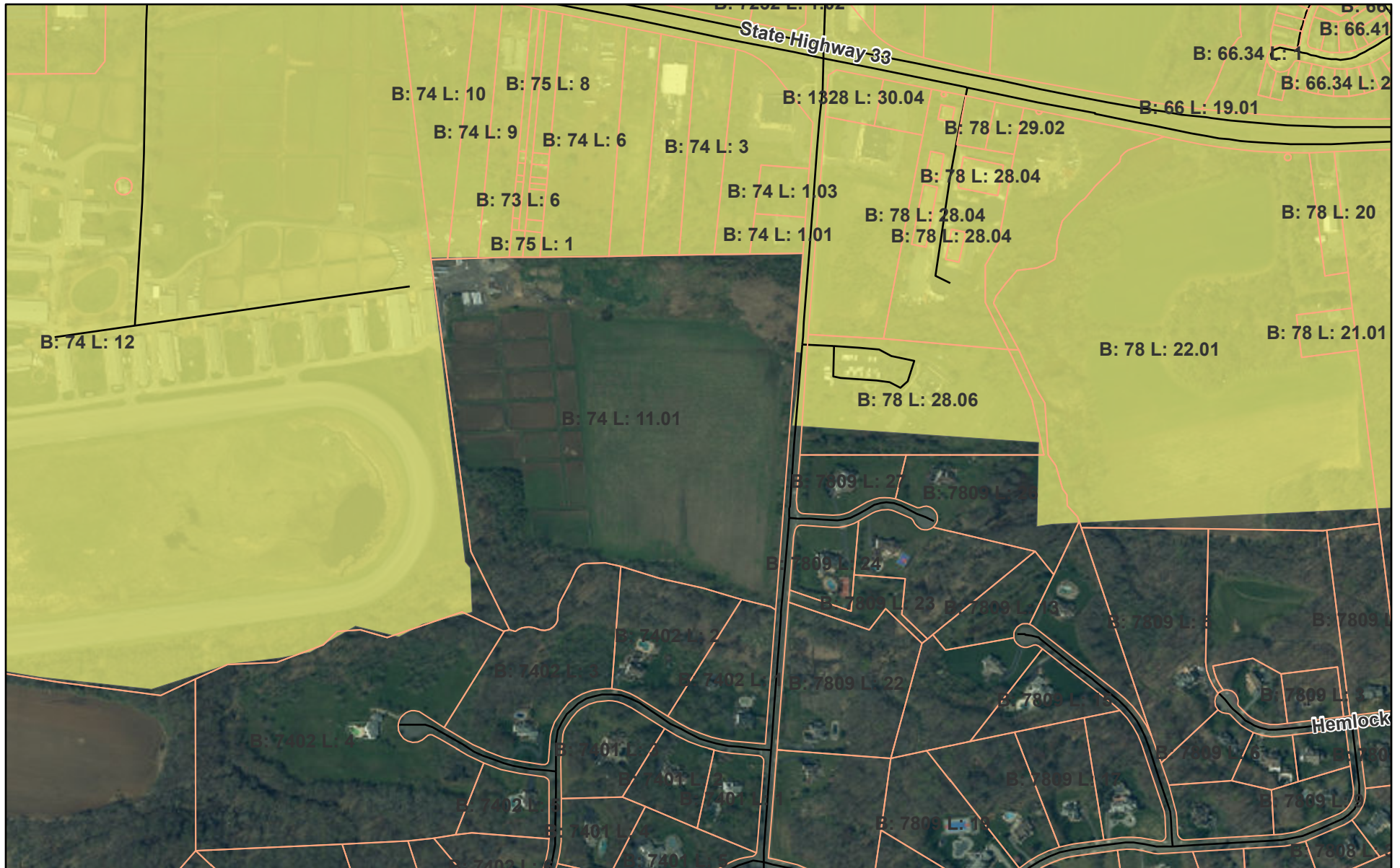
SANITARY SEWER  
SERVICE AREA PLAN

1 of 1







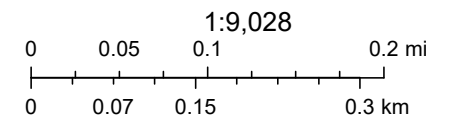
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

# NJ-GeoWeb SSA



5/5/2022, 11:35:03 AM

- |   |  |
|---|--|
|  County Boundaries            |  Roads NJ (Centerlines) |
|  Parcels Data (Block and Lot) |  Sewer Service Areas    |



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



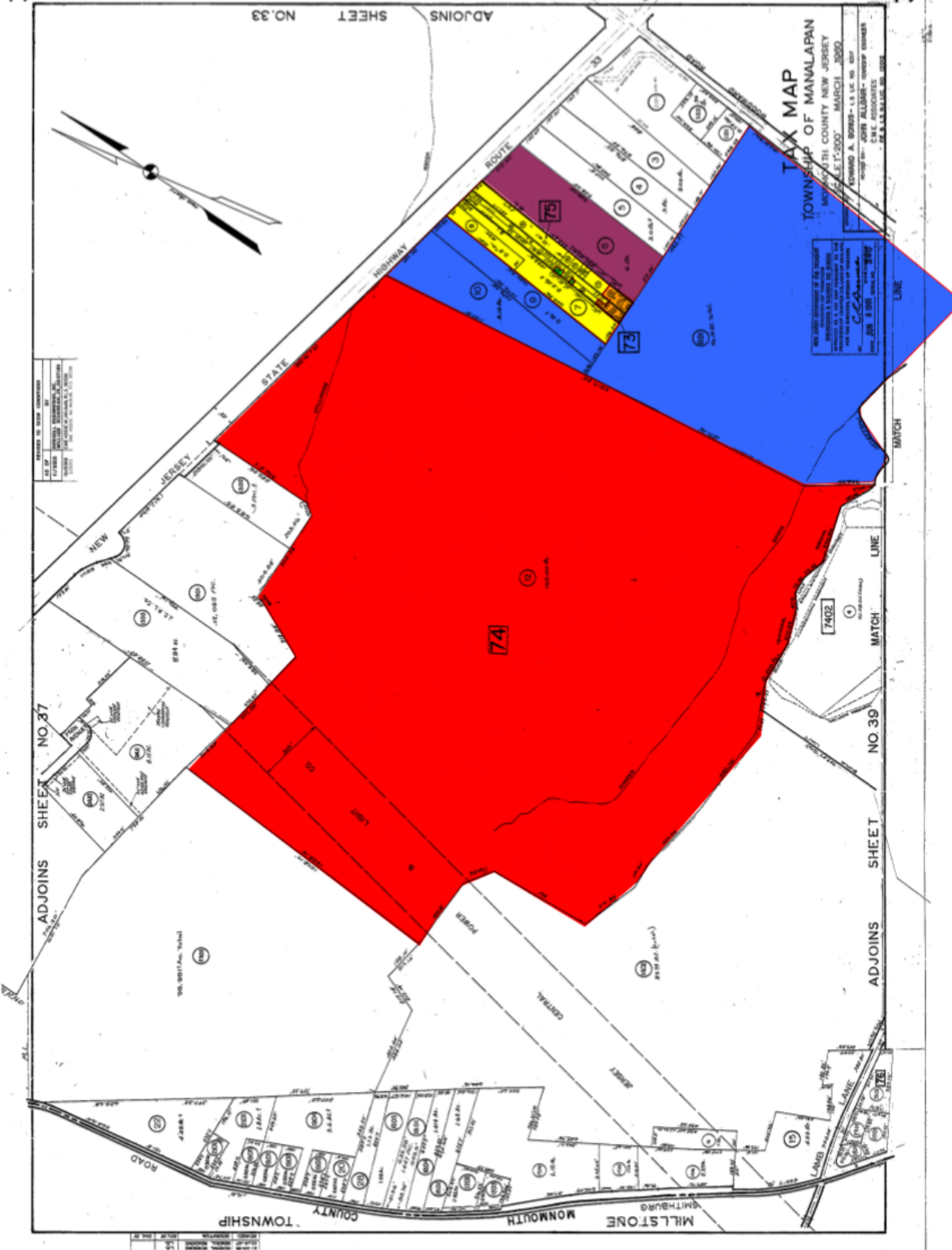


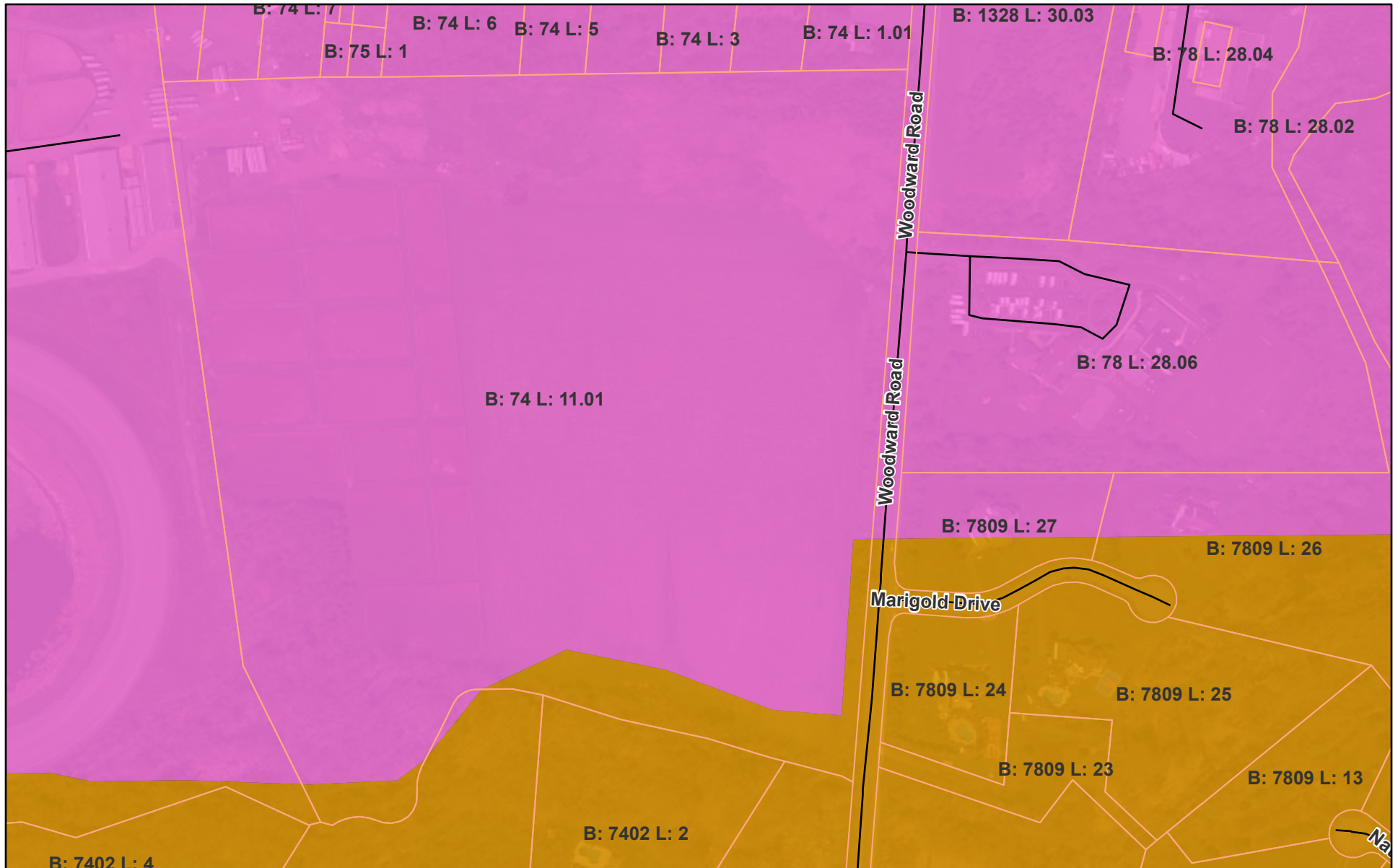
Figure 2: Redevelopment Area Map (See Table 1 for Color Key)



*Table 1: REDEVELOPMENT AREA PARCELS*

DESIGNATION	BLOCK	LOT(S)	ADDRESS	OWNER	COMMENT	AREA (ACRES)
ABANDONED FARM LOTS	74	9	HWY 33	WOODWARD ROAD CORP C/O J FISCHER	FARM	3.000
	74	10	333 HWY 33	WOODWARD ROAD CORP C/O J FISCHER	COMMERCIAL	5.130
	74	11.01	WOODWARD ROAD	WOODWARD ROAD CORP C/O J FISCHER	FARM	46.140
GAITWAY FARM (ACTIVE)	74	12	355 HWY 33	GAITWAY LAND, LLC	FARM	160.000
MARIANNE MANOR LOTS	74	7,8	327 HWY 33	GAYATRI RAMA AT MANALAPAN REALTY LL	MARIANNE MANOR	3.400
	73	4,6,7,8				
	75	3,4,5,6,7	HWY 33	GAYATRI RAMA AT MANALAPAN REALTY LL	VACANT LAND	0.362
	75	8	HWY 33	GAYATRI RAMA AT MANALAPAN REALTY LL		0.900
ISLAND LOT (MARIANNE MANOR)	73	3	HWY 33	TWP OF MANALAPAN	VACANT LOT	0.015
ISLAND LOT (MARIANNE MANOR)	73	5	HWY 33	ALLEN, CARRIE C/O LEWIS INGRAM		0.029
BACK LOTS (MARIANNE MANOR)	73	1	HWY 33	ROESING, CHARLES A II		0.145
	73	2	HWY 33	ROESING, CHARLES A II		0.029
	75	1	HWY 33	ROESING, CHARLES A II		0.164
	75	2	HWY 33	ROESING, CHARLES A II		0.080
COMMERCIAL	74	6	321 HWY 33	321 RT 33, LLC		6.000
						<b>225.393</b>

# NJ-GeoWeb State Plan



5/5/2022, 11:32:04 AM

State Planning Area Boundaries

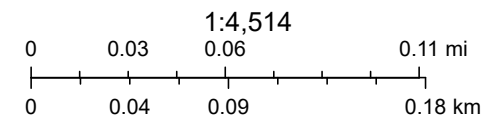
Suburban Planning Area (PA 2)

Rural Environmentally Sensitive Area (PA 42)

County Boundaries

Parcels Data (Block and Lot)

Roads NJ (Centerlines)

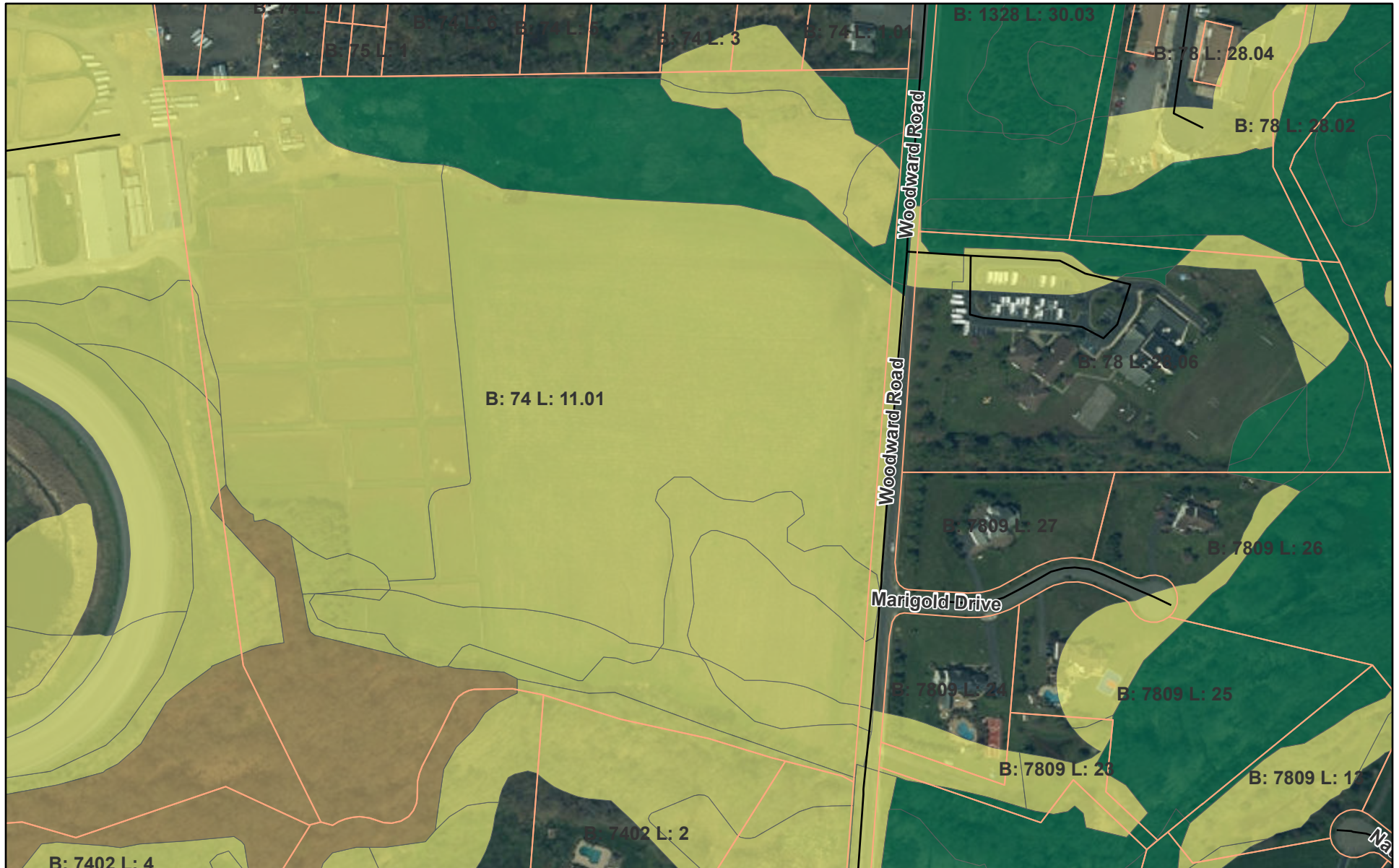


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New Jersey Department of Environmental Protection

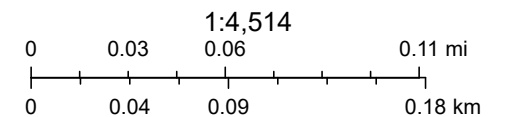
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# NJ-GeoWeb Habitat



5/5/2022, 11:16:07 AM

- County Boundaries
- Parcels Data (Block and Lot)
- Roads NJ (Centerlines)
- Rank 1 - Habitat specific requirements
- Rank 2 - Special Concern
- Rank 5 - Federal Listed



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New Jersey Department of Environmental Protection

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