

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, September 6, 2023
Planning Board Conference Room &
via WebEx Web Conference

1. CALL TO ORDER

Chairman James C. Schatzle called the meeting to order at 11:09 AM.

2. OPEN PUBLIC MEETING COMPLIANCE STATEMENT

Counsel Aikins read the compliance statement.

3. ROLL CALL-ATTENDANCE

Members Present	Joseph Ettore, James C. Schatzle, Charles Casagrande, Lori Ann Davidson (virtually)
Members Absent	Joe Barris, (Excused)
Alternates Present	David Schmetterer, Judy Martinelly
Staff Present	Amber Mallm, Harriet Honigfeld, Nailah Pile
Counsel Present	Mark R. Aikins, Esq.

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 also notified all of the passing of Tony DiLodovico. Mr. DiLodovico worked frequently with Manalapan Township and was the engineer for the Woodward Estates project.

5. Minutes of Wednesday, June 7, 2023

Charles Casagrande motioned to accept the June 7, 2023 minutes. Lori Ann Davidson seconded. Minutes were adopted by affirmative vote of Charles Casagrande, Lori Ann Davidson and James C. Schatzle. Joseph Ettore and Judy Martinelly were not present on June 7, 2023, and abstained.

Minutes of Wednesday, August 2, 2023

Charles Casagrande motioned to accept the August 2, 2023 minutes.

David Schmetterer seconded. Minutes were adopted by affirmative vote of Joseph Ettore and Judy Martinelly. James C. Schatzle and Lori Ann Davidson were not present on August 2, 2023, and abstained.

6. Old Business

A. Ms. Mallm gave a presentation of the recently revised Woodward Estates Site Specific Amendment (attached hereto). Ms. Mallm reported that the Preliminary notice is published in the NJ Register, but the published notice is inconsistent with the discharge and acreage listed in the Monmouth County Planning Board Resolution #2022-14 adopted October 17, 2022 (attached hereto). The committee voted to make the necessary revisions in order to amend Monmouth County Planning Board Resolution #2022-14 in consistency with the NJ Register publication.

Judy Martinelly motioned to accept revisions. David Schmetterer seconded. All members present voted in favor, resulting in a unanimous decision by affirmation.

7. New Business

None.

8. Comments from the Public

None.

9. Adjournment

Judy Martinelly motioned and David. Schmetterer seconded adjournment of the meeting. By affirmation, all were in favor and the meeting was adjourned at 11:24AM.

Staff Report-Amendment Review Committee Active Projects

Project	Municipality	Block and Lot	Type of Amendment	Project Description	Notes	Next Steps	Date Entry Updated
Active applications							
Gaitway Farms	Manalapan	B 74, L 11.01	Site Specific Amendment-DSW	Warehouse & Office	MCPB adopted resolution 6/20/23. MCPB adopted resolution on 8/21/23 to fix project specifications "amendment is for one 575,596 sq ft warehouse building that includes 20,000 sq ft of office space"	NJDEP to draft preliminary notice	8/23/2023
Charleston Meadows	Colts Neck	B 42, L 4	Site Specific Amendment-DSW	68-unit affordable and market rate housing	MCPB adopted resolution on 8/21/23.	NJDEP to draft preliminary notice	8/23/2023
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 8/15/23 more information regarding Habitat Suitability Determination, USEPA mapping waiver.	Await outstanding documentation	8/15/2023
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. Board of County Commissioners abstained at July 27 meeting	NJDEP response to public hearing	7/26/2023
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? Waiting for Mark's guidance	7/26/2023
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	Revision	Revising FWSA Map to include sewerred single family homes	No update, correspondence with WMUA September 2021	County office would need to initiate any next steps	7/26/2023
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 1.01, 1.02, 1.03	Revision	Revising FWSA Map to include sewerred single family homes	No update	County office would need to initiate any next steps	7/26/2023
Adopted Amendments for FWSA Map Update							
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. NJDEP Final Adoption Notice in July 3 NJ Register	FWSA map update	7/26/2023
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.	FWSA map update	7/26/2023
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 Adoption Notice in February 6, 2023 NJ Register	FWSA map update	7/26/2023
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	7/26/2023
Awaiting Complete Application							
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	7/26/2023
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. Received application 8/22/23	Review application for completeness	8/23/2023
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. Received resubmission, however still incomplete.	draft incomplete letter.	7/26/2023
Inquiry/Pre-Application Stage							
							7/26/2023

WOODWARD ESTATES SITE SPECIFIC AMENDMENT

ARC 9/6/23



Background

- 8/3/22 ARC reviewed
- 8/15/22 MCPB adopted Resolution 2022-12
- 9/8/22 NJDEP caught math error
- 9/21/22 received revised application and explanation from applicant
- 10/6/22 ARC reviewed revision
- 10/17/22 MCPB adopted Resolution 2022-14
- 10/27/22 Manalapan Township Planning Board memorialized Resolution granting Preliminary and Final Subdivision Approval and Preliminary and Final Site Plan Approval, with ancillary variance relief
- March 2023 NJDEP requested applicant reduce the proposed sewer service area: a small portion on lot 22 and about an acre on lot 25
- 8/9/23- received notification that preliminary notice will appear in the 9/5/23 NJ Register, but it shows a different discharge and acreage than MCPB Reso 2022-14

Original proposal has not changed



Location/ Existing Conditions

- Manalapan Township B 67 L 21, 22, 25
- 144 +/- acres
- Woodlands (B 67 L 22, 25)
 - AH-WE (Affordable Housing Woodward Estates Zone)
- Yorktowne Club (B 67 L 21)
 - R-AG/4 zone
 - Existing non-profit w/ septic
- Adjacent properties- residential, wooded uplands and wetlands

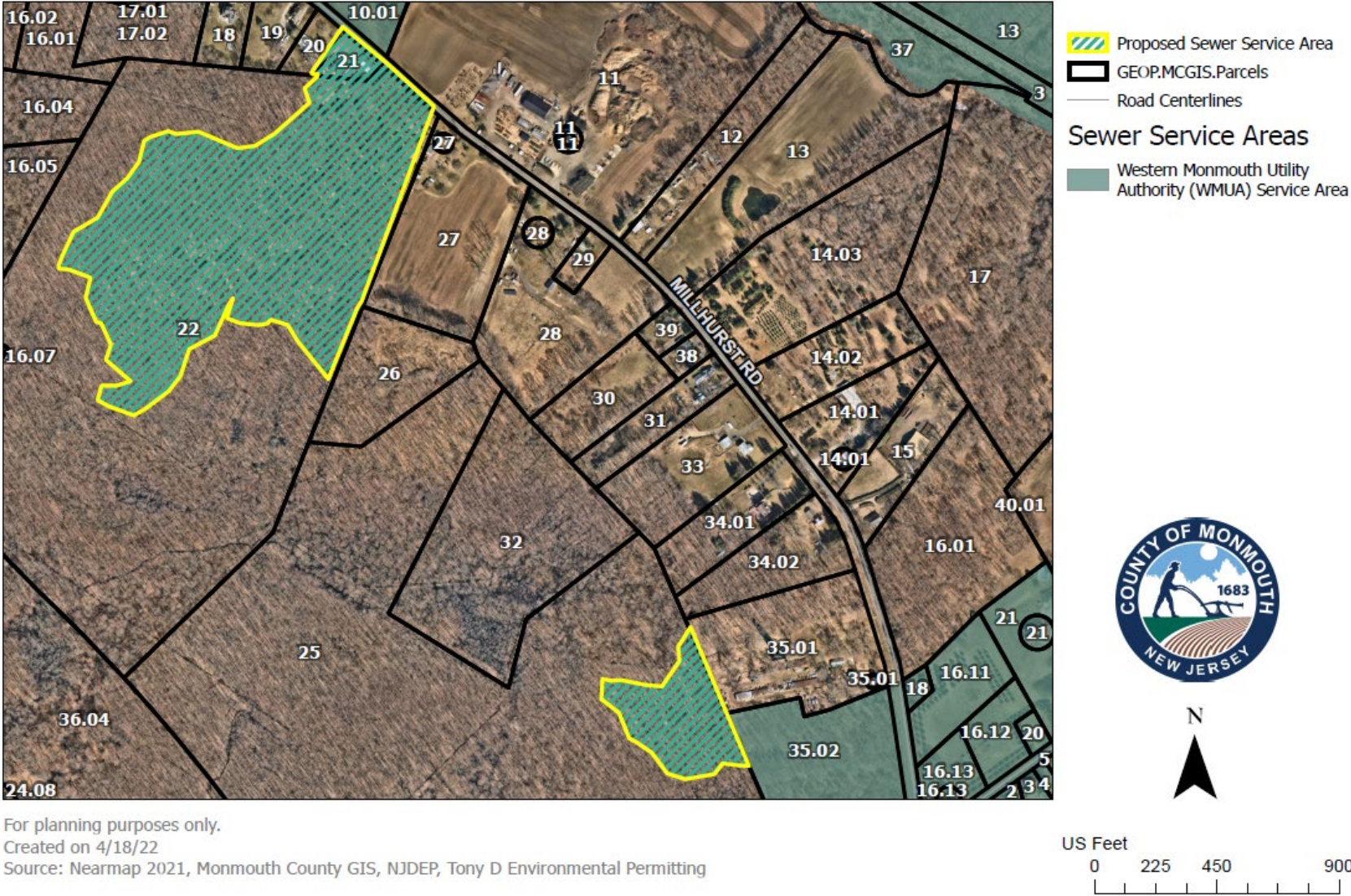


Proposal

- To serve 130 market rate 3-bedroom townhomes
- To serve 55 age-restricted affordable rental apartments
 - 11 one-bedroom
 - 33 two-bedroom
 - 11 three-bedroom
- Sewer easement through L 21
 - Connect Yorktowne Club to sewer
- Proposed Site-Specific WQMP Amendment
 - ~~22.66; 25.9;~~ **19.34** acres to the WMUA sewer service area
 - **49,545 gpd** (Resolution says 49,454 gpd, this needs to be corrected)



Proposed Site Specific Amendment: Woodward Estates, Manalapan B 67, L 21, 22 & 25

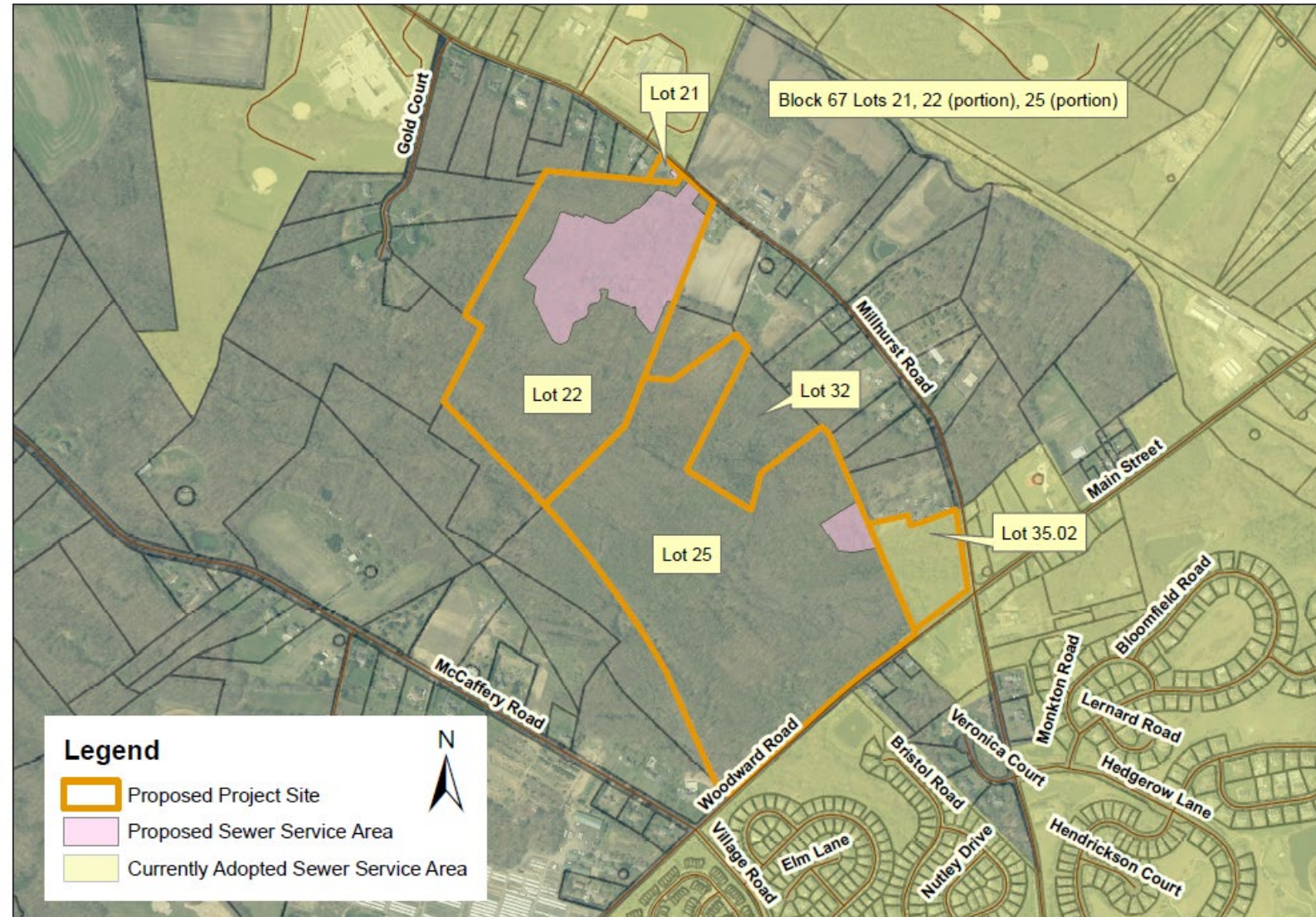


For planning purposes only.
Created on 4/18/22
Source: Nearmap 2021, Monmouth County GIS, NJDEP, Tony D Environmental Permitting

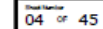


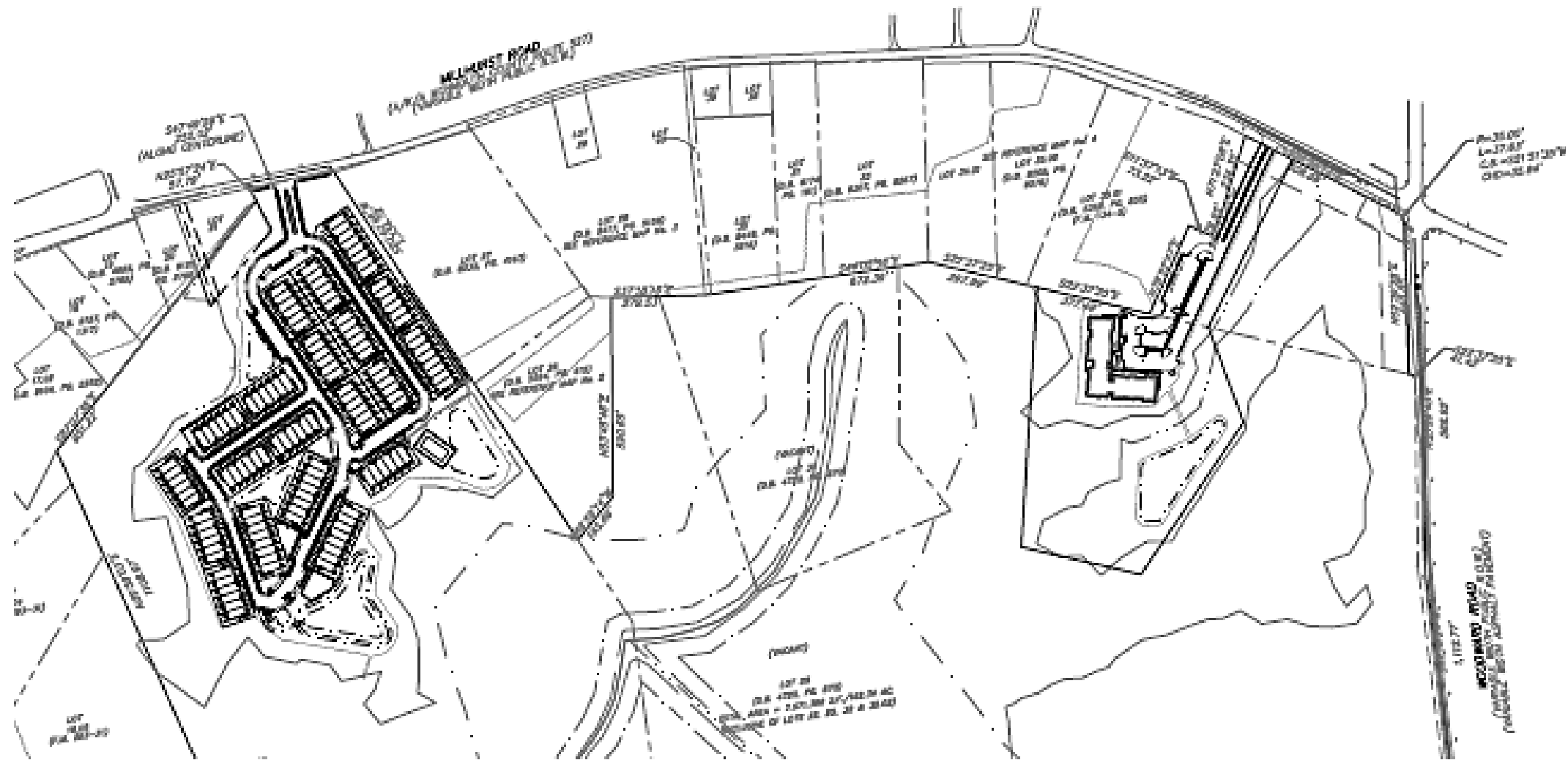
Woodward Estates WQMP Amendment
Manalapan Township, Monmouth County
PI 435462 AMD200003

0 0.125 0.25 0.5 Miles



Proposed 8/9/23

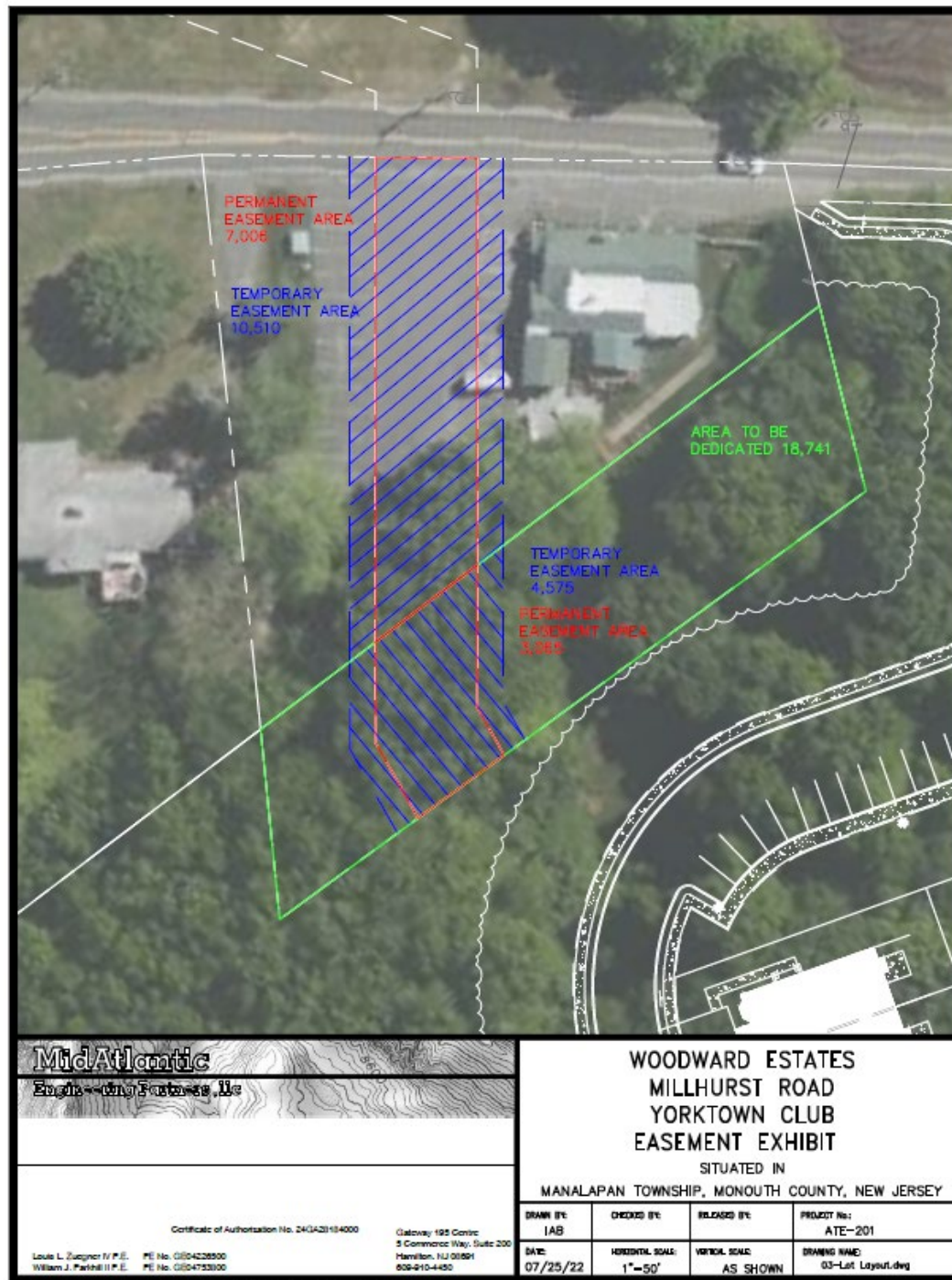




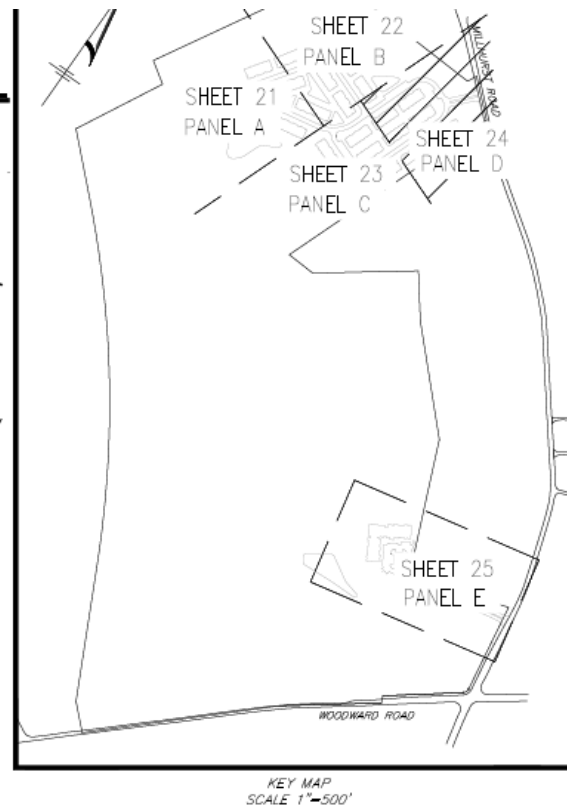
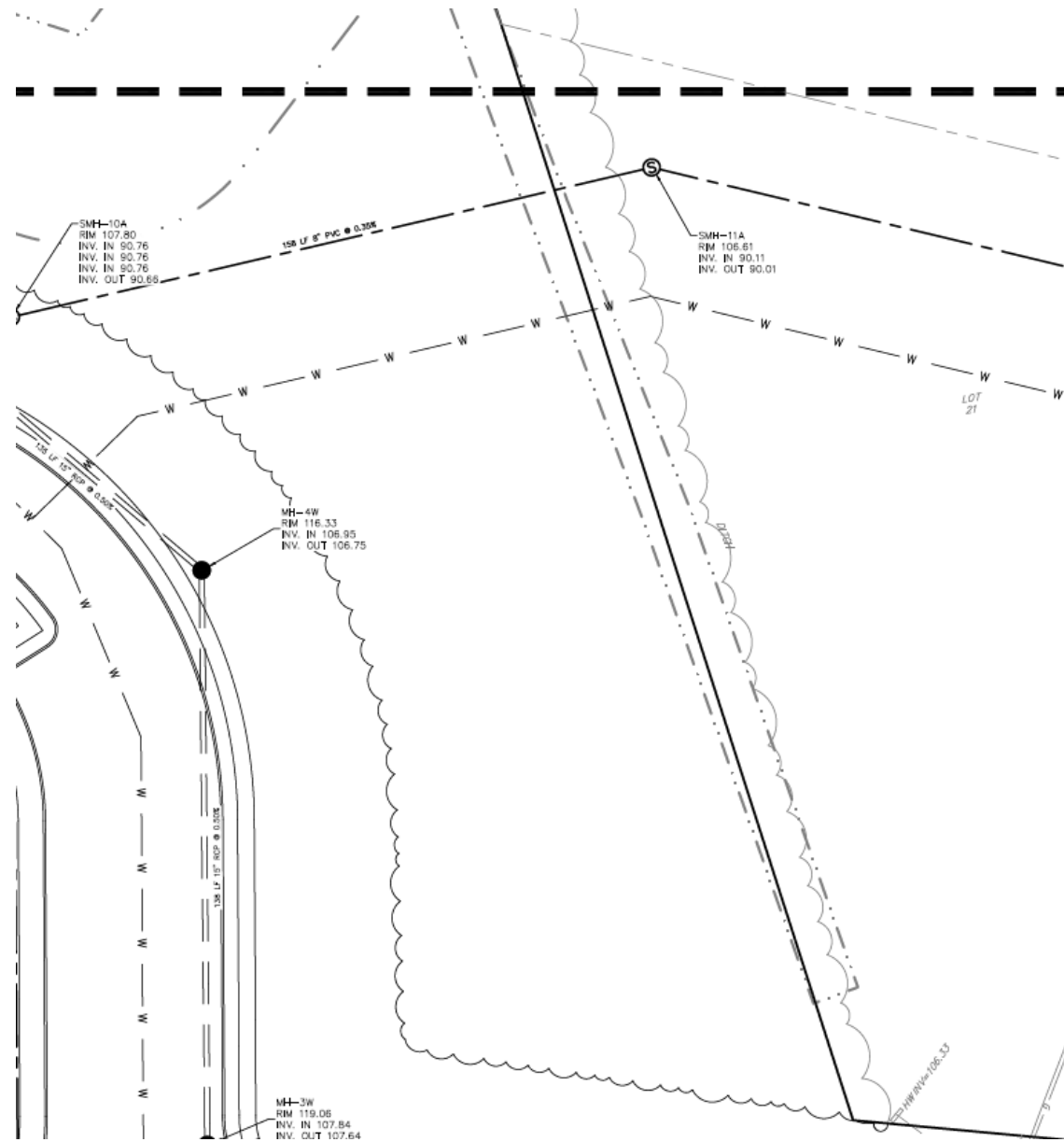
Overall Lot Plan -Enlarged

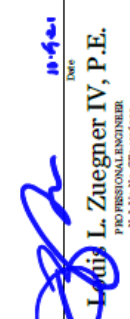


Easement







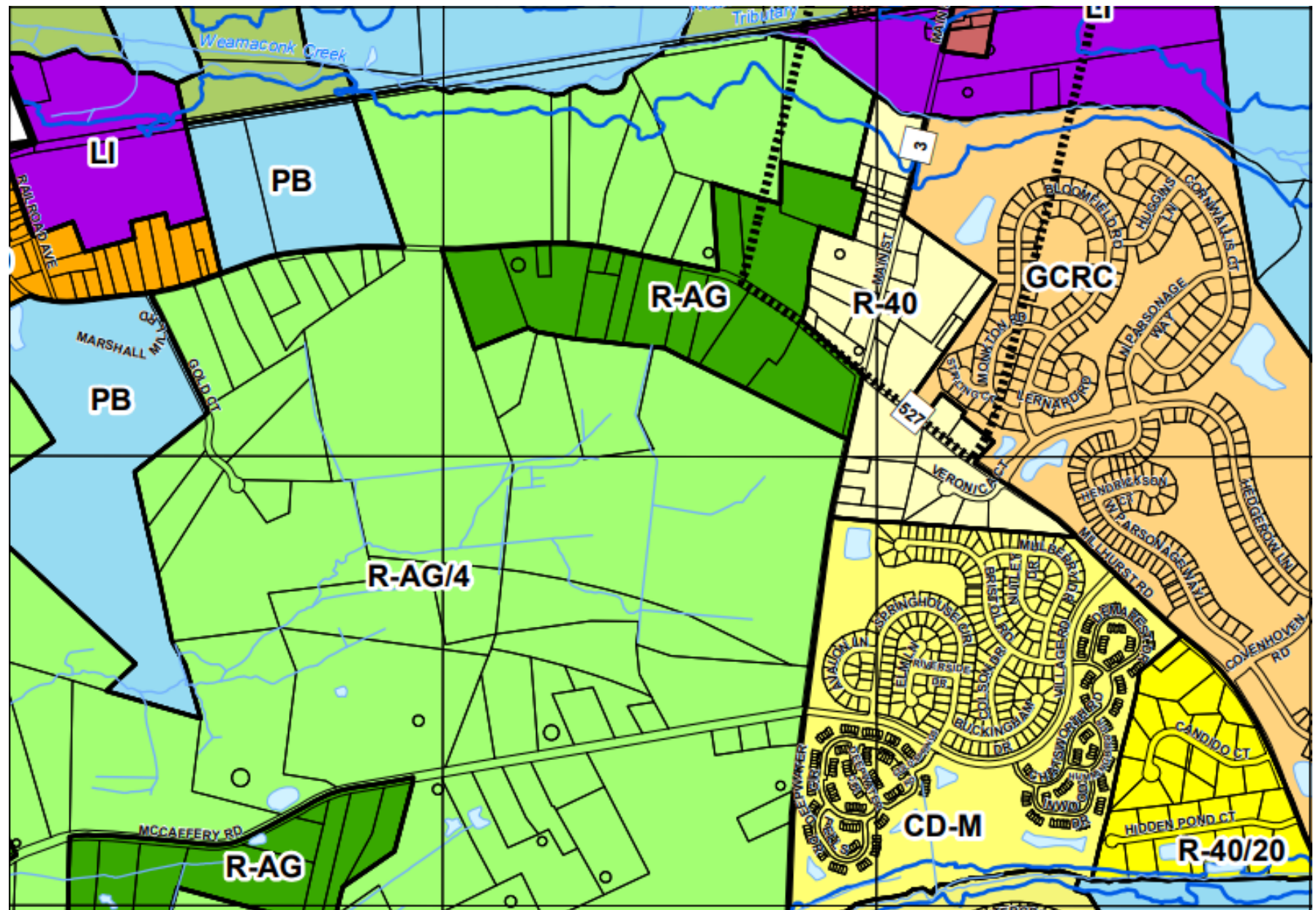
	DRAWN BY:	CHECKED BY:	RELEASED BY:						
	IAB	IAB							
	DATE:	06/25/21	HORIZONTAL SCALE: 1"=20'	VERTICAL SCALE: N/A					
	PROJECT No.:		ATE-201						
	DRAWING NAME:								

Utility Plan Panel D -Enlarged

Consistency

- Monmouth County Master Plan
 - Master Plan Goal 3: Promote Beneficial Development and Redevelopment that Continues to Support Monmouth County as a Highly Desirable Place to Live Work Play and Stay.
 - Objective 3.1 D: "Encourage a range of housing options including types, sizes, styles, and accommodations to meet the needs associated with various lifestyles, life-stages, abilities, and occupations of residents while supporting economic sustainability within the region."
- Municipal Master Plan
 - Mount Laurel Settlement Agreement & included in the *Manalapan Township Fair Share Housing Plan*
 - Ordinance 2020-14 establishes the Affordable Housing Woodward Estates Zone AH-WE





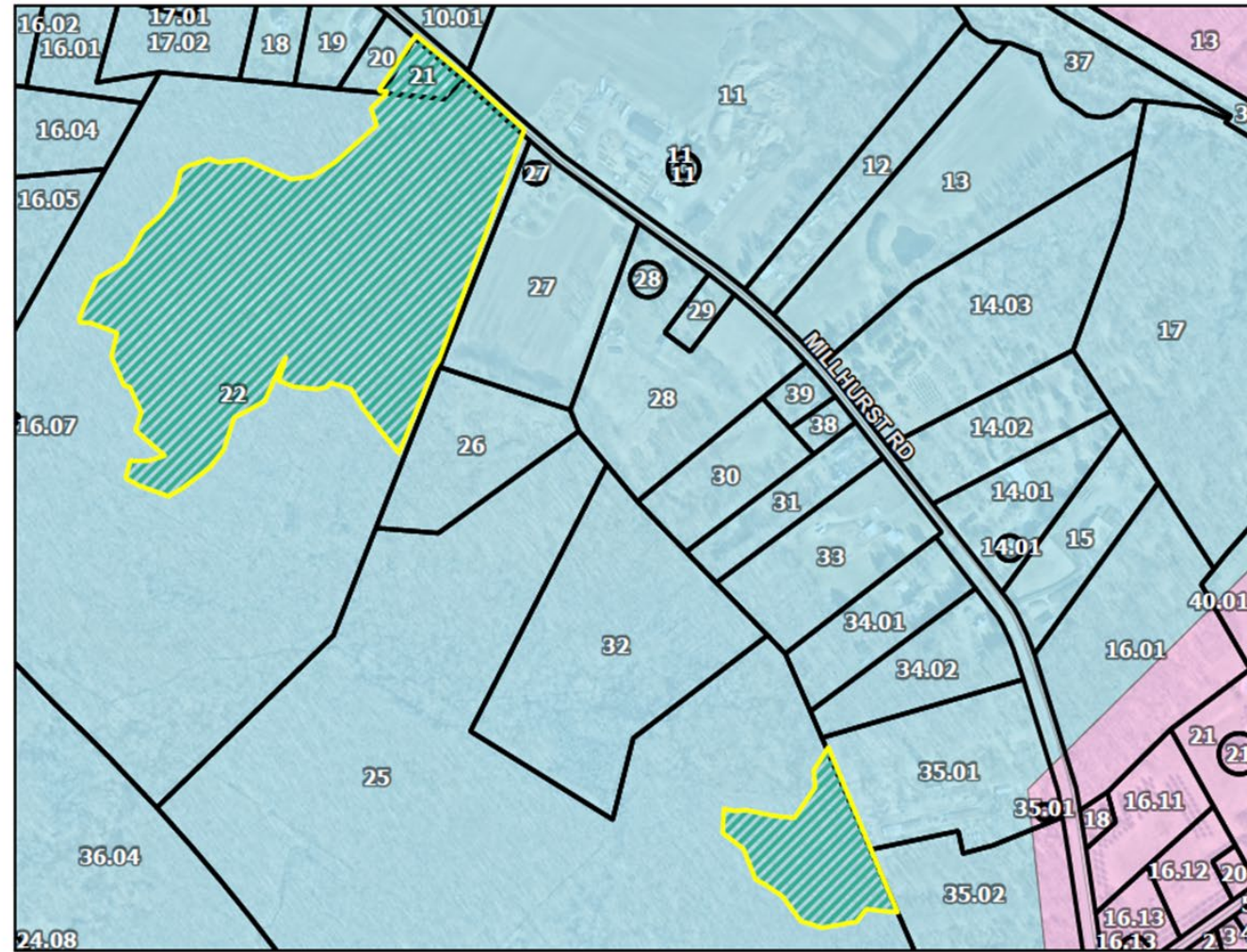
Manalapan Zoning Map Excerpt

State Development and Redevelopment Plan

- Rural/Environmentally Sensitive Planning Area (PA-4B)
- The *State Development and Redevelopment Plan* acknowledges a moral and legal obligation to provide citizens with an opportunity to meet their housing needs at prices they can afford.



Proposed Site Specific Amendment: Woodward Estates, Manalapan B 67, L 21, 22 & 25



Legend

Proposed Sewer Service Area

GEOP.MCGIS.Parcels

Road Centerlines

State Planning Area

RURAL ENV. SENSITIVE

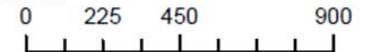
SUBURBAN



N



US Feet



For planning purposes only.

Created on 4/20/22

Source: Nearmap 2021, Monmouth County GIS, NJDEP, Tony D Environmental Permitting



State Planning Area

Affirming Documentation

- Manalapan Township Ordinance 2020-14
 - Establishes AH-WE Affordable Housing Woodward Estates Zone
- Settlement agreement, adopted 7/11/19, amended 10/16/19
- Developer's agreement, adopted 6/18/20
- Manalapan Township Resolution 2022-212
 - Endorses inclusion of Yorktowne Club in SSA
- WMUA Resolution 20-155



Environmentally Sensitive Areas

- Bald Eagle Foraging Areas are identified by Landscape Project data on portions of the identified parcels; however, the proposed development does not occur in any of the delineated habitat areas.
- Natural Heritage priority sites – None
- Category 1 waterways – None
- While there are wetlands identified in the subject parcels, development is not proposed within the delineated wetland and transition areas.
- Coastal planning areas – None
- ESAs subject to 201 Facilities plan grant conditions – None
- Flood Hazard Area – None



Conclusion

- Reviewed at 8/3/22 ARC meeting
- Resolution 2022-12 adopted at 8/15/22 MCPB meeting
- 9/8/22 NJDEP caught math error
- 9/21/22 received revised application and explanation from applicant

Next Steps

- ARC determination
- Amended MCPB resolution

Thank you! Questions?

Amber Mallm

Amber.Mallm@co.Monmouth.nj.us



AMENDED RESOLUTION RECOMMENDING THAT THE MONMOUTH COUNTY AREAWIDE WATER QUALITY MANAGEMENT PLAN AND THE FUTURE WASTEWATER SERVICE AREA MAP FOR MONMOUTH COUNTY BE AMENDED TO INCLUDE IN THE WESTERN MONMOUTH UTILITY AUTHORITY'S SEWER SERVICE AREA, P/O BLOCK 67 LOTS 21, 22 AND 25 ON MILLHURST ROAD IN MANALAPAN TOWNSHIP

Jennifer DiLorenzo offers the following Resolution and moves its adoption:

WHEREAS, the Monmouth County Board of County Commissioners has designated the Monmouth County Planning Board as the agency responsible for administering the Monmouth County Areawide Water Quality Management Plan amendments and revisions on their behalf; and

WHEREAS, the Future Wastewater Service Area Map for Monmouth County was adopted by the New Jersey Department of Environmental Protection ("NJDEP") on April 11, 2013 under the Water Quality Management Plan rules at N.J.A.C. 7:15; and

WHEREAS, N.J.A.C. 7:15-3.3(b1) allows for Site Specific Amendments for projects more than 100 acres in size and/or with anticipated flows of 20,000 gallons per day (gpd) or greater; and

WHEREAS, the Monmouth County Planning Board at the August 15, 2022 meeting adopted resolution 2022-12 recommending that the Monmouth County Areawide Water Quality Management Plan and Future Wastewater Service Area Map be amended to include in the Western Monmouth Utilities Authority (WMUA) Sewer Service Area an additional 22.66 +/- acres, expected to generate approximately 49,454 gpd on a portion of Block 67 Lots 21, 22, and 25; and

WHEREAS, staff received a revised application indicating that the original application inadvertently only included p/o Block 67 Lots 21 and 22 in the calculation of the proposed addition to the sewer service area and failed to add the p/o Block 67, Lot 25. The revised application instead proposes 25.9 +/- acres be added to the WMUA sewer service area, expected to generate approximately 49,454 gpd; and

WHEREAS, the Monmouth County Planning Board Amendment Review Committee (ARC) carefully considered the revised application, and at the October 6, 2022 meeting voted to support the requested site specific amendment to expand the WMUA sewer service area by 25.9 +/- acres; and

NOW, THEREFORE, BE IT RESOLVED that the Monmouth County Planning Board herewith amends resolution 2022-12 to state that 25.9 +/- acres would be added to the sewer service area for the subject site-specific amendment.

BE IT FURTHER RESOLVED that certified true copies of this Resolution shall be forwarded to the Monmouth County Planning Board's Amendment Review Committee; the Monmouth County Board of County Commissioners, NJDEP, Tony D Environmental Permitting LLC, WMUA, and Manalapan Township.

Seconded by Charles Casagrande and adopted by the following roll call vote:

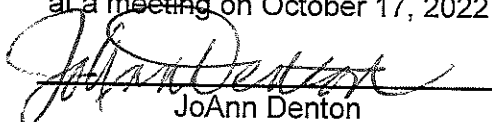
In the affirmative: Charles Casagrande, Jennifer DiLorenzo, Judy Martinelly, Marcy McMullen, Joseph Ettore, James C. Schatzle, Commissioner Lillian G. Burry, Commissioner Ross F. Licitra, James Giannell

In the negative: None

Abstain: None

Absent: None

I do hereby certify that the forgoing
is a true copy of a Resolution adopted by
the Monmouth County Planning Board
at a meeting on October 17, 2022


JoAnn Denton
SECRETARY TO THE BOARD