

DRAFT 2

HOLMDEL ENVIRONMENTAL COMMISSION
Regular Meeting Minutes – Meeting held via Zoom Webinar
Wednesday, February 10, 2021

Bill Kastning, Chairperson called the meeting to order at 7:32 p.m. and Loretta Coscia read the following:

OPENING STATEMENT: *“I hereby announce, pursuant to Section 5 of the Open Public Meetings Act, that adequate notice of this meeting has been provided on January 8, 2021 to the Asbury Park Press and the Two River Times. Notice has also been posted in the entrance of Town Hall, filed in the Clerk’s Office, and posted on the Township’s website, www.holmdeltownship.com, all pursuant to Section 13 of the Open Public Meetings Act.”*

Roll Call

Present: Ralph Blumenthal
 William Kastning, Chairperson
 Mike Nikolis (arrived at 7:45 p.m.)
 Randy Rauscher
 Karen Strickland, Vice Chair
 Chris Yonclas (arrived at 8:45 p.m.)
 Janet Jackel, Alternate 1
 John Galasso, Alternate 2
 Loretta Coscia, Secretary
 Brian O’Malley, Webinar Host

Absent: Anthony Salerno

Guests: Jerry Buffalino
 Demetri Orfanitopoulos

Pledge of Allegiance ~ Moment of Silence

Environmental Commission Business

- Draft Minutes – December 9, 2020
Motion by Karen seconded by Janet to approve the minutes with edits. Motion carried by voice vote.
- **January 13, 2021**
Motion by Ralph seconded by Bill to approve the minutes with edits. Motion carried by voice vote.

Stormwater Ordinance Update – Received an email from Cherron. The revision addressed three of the minor suggested changes to the ordinance but did not address three of the substantive changes. Ralph stated that the Stormwater Ordinance was discussed in November 2020 with the engineer at the HEC meeting. The more important changes were not adopted, and if anything, he feels they went backwards. The most important one from an environmental standpoint is that the model ordinance from the state only applies to major

DRAFT 2

developments. Municipalities are welcome to add conditional restrictions to minors and backyards. If an applicant is adding impervious coverage, the Township require BMPs. We came up with a variation for lot coverage. If increase requires a variance, the applicant will need BMPs for additional stormwater management. The HEC had discussed this with the engineer and he indicated it was a good idea. Ralph said the planner also thought it was a good idea as well. An email was received from Cherron with a revised ordinance not including this. We wanted this to be added as a new item in the ordinance.

Ralph said the other two items relate to existing ordinances for zoning. In Chapter 30 section 30-3 is a lengthy list of definitions common to all the development ordinances. The state stormwater ordinance included new and existing standard definitions. We suggested they be included in Section 30-3 with other definitions. The revised ordinance we received does not do that, which makes no sense whatsoever. We do not know who is putting this together and have had no communication with the engineer beyond the one hour at the November 2020 HEC meeting.

The last item is Appendix 1 to Chapter 30, which is a 10-page checklist for applications for major development. The staff and engineer go through completed checklists. Our suggestion in November was to incorporate this into the comprehensive application checklist given to an applicant. The way it is at present, the Township would have to provide the checklist and stormwater ordinance. It was the HEC's suggestion that the checklist needs to be updated and that there should be just one updated checklist for major and minor developments and backyards. Ralph said Kate Keller, Planner, volunteered to assist with this. Bill will write a memo with a recommendation that for expedience and consistency, we request that there be one checklist to include all items. Once introduced, the ordinance must go to the Planning Board.

Bill and Ralph agreed to put together a memo. **Motion** by Karen to emphasize that if a homeowner wants to increase impervious coverage and needs a variance, as an additional part of the variance they should be required to follow BMPs. John Galasso suggested defining BMPs in the memo. Ralph seconded the motion. Motion carried by voice vote.

Motion by Karen seconded by Mike to send a memo to Cherron, copying the Township Committee, regarding having the engineer attend HEC meetings on an as needed basis and within their budgetary constraints. Motion carried by voice vote.

Open Space List – A detailed listing of all properties to be considered for preservation was sent again to the administrator and the township committee as the issue of how best to preserve remaining large open tracts is being addressed by the Township Committee. Bill stated that in his discussions with the mayor, there are three or four lots under consideration to be preserved. The Monmouth Conservation Foundation is willing to help move this along. Cherron advised that this is a high priority and when they have a game-plan, she will get back to HEC. To save farmland the Township need to have an AG Committee, which the town plans on reconstituting. There will be work required by both the township administration and the HEC.

DRAFT 2

Jerry Buffalino, a member of the public (and a Zoning Board member) mentioned the term Recreation and Open Space Inventory (ROSI) about properties to go into this category as result of a proposed land swap with the county. There are properties near Bayonet Farm and another property by Cross Farm Park. He asked how the property determination works.

Bill said that Holmdel is qualified for the Planning Incentive Grant Program. To qualify, the township needs a permanent source of dedicated funding for open space, which the Town has from its open space tax. Whenever the town asks for money from Green Acres, they do not need to specify a property. In order to request funding, the ROSI needs to be updated. Not all township-owned properties are on ROSI, so it is a process where you only list those that the township wants to be preserved. Consequently, the township must be careful placing properties on the ROSI. Removal of a property on the ROSI requires State House Commission approval and at least a 1:1 replacement in acreage and value. The 80 acres across from Bayonet Farm are township-owned and could be easily added to ROSI. A suggestion was made to subdivide into 3 or 4 lots for farmers to bid and put out for AG preservation. The town ends up with money in their pocket to use elsewhere for preservation purposes. It was noted that the township is ineligible to receive preservation funding for properties they own but are not on the ROSI. The township administration is responsible for maintaining the ROSI.

The HEC provided our list of properties which should be considered for preservation and included in the township's Open Space and Recreation Plan (OSRP). The current OSRP is out-of-date and Green Acres will require its update. An updated OSRP will need to be adopted by the township committee and become an element within the township's master plan. The township committee has prioritized at least three properties targeted for preservation. Bill said we also must be aware of habitat greenways to ensure they can survive and thrive.

Rutgers Study on Mahoris Creek/Palmer Avenue – Mike said he spoke with Chris from Rutgers back in November. He did not forget, has a preliminary report and will get back to us. Covid-19 put everything on hold. There will be a major requirement for raingardens.

Ralph recused himself from the Zoning Board application discussions. Mr. Buffalino and Mr. Orfanitopoulos, members of the public and Zoning Board members were asked to leave the meeting.

Zoning Board of Adjustment

New Horizon Properties LLC, 494 Middle Road, Preliminary/Final Site Plan #2019-3 Block 56, Lot 1 Applicant proposes to develop the property as a convenience store with a fuel service facility. The property presently consists of a one-story masonry building/garage. The applicant proposes to demolish the existing structure on the property and construct a 3,000 square foot convenience store and fueling area consisting of six (6) fuel pumps. This was previously reviewed by the HEC for a *Public Hearing scheduled for 2/17/21*.

There were No further HEC comments

DRAFT 2

Hackensack Meridian Health Realty Corporation, 737 N. Beers Street – Block 36, Lot 35.04 in the M Zone – ZB Variance #443 Applicant seeks an amended application for use variance approval to operate a weekend only Farmer’s Market in temporary tents located in the parking lot area. *Public Hearing scheduled for 3/3/21*

The HEC had no comments.

Praveen Sharma, 119 Crawfords Corner Road, Block 11, Lot 68 in the R-40B Zone ZB Variance #444 Applicant seeks variance relief to construct a new two-story garage, 26’ feet high with first floor of 14,300 square feet and one floor of 13,146 square feet for private use on owner’s property to store luxury cars. The building will be located at the area of an existing solar field and the solar panels relocated to the roof of the new structure. The building, heated and air-conditioned is 104’ X 130’ with a bump out of 40’ X 16’ for foyer and car elevator. *Public Hearing scheduled for 3/3/21*

Although the property is approximately 14 acres, there is some concern about potential run off due to the proposed size of the garage structure. The property abuts a C1 stream requiring a 300-foot buffer. Loretta will send electronic plans to HEC when received from the applicant’s professionals.

Dementia Center “The Enclave at Holmdel” 470 Red Hill Road ~ Preliminary/Final Site Plan #2020-6, Block 49.02, Lots 40, 40Q and 41 in the R40-B Zone Applicant seeks a use variance to create an Assisted Living Residence, which will be a facility for those suffering from dementia, for 105 residents. The facility will consist of a state-of-the-art residential memory support program that will house a variety of innovative programs and building design concepts including an assessment program; educational services; and extensive community outreach and support. *Application currently out for Completeness Review with the Board Engineer. Tentatively scheduled for 4/7/21 pending Completeness Review.*

Bill will share the application packet with other HEC members. Loretta to check on digital copy. HEC will review at March meeting.

Update – Trail

Janet asked about the status of trail improvements. The Eagle Scout candidate is working with Victor Stevens and Bob Ward. Construction of trail improvements will commence once the weather improves.

Adjournment

There being no further business at 9:00 p.m. **motion** to adjourn was made by Karen and seconded by Mike. Motion carried by voice vote.

Respectfully submitted,

Loretta Coscia
Commission Secretary

DRAFT 2

Minutes approved 4/14/21 (BK/RB)