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HOLMDEL ENVIRONMENTAL COMMISSION
Regular Meeting Minutes ~ Meeting held via Zoom Webinar
Wednesday, March 10, 2021

Bill Kastning, Chairperson called the meeting to order at 7:32 p.m. and Loretta Coscia, Secretary, 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 7:53 p.m.)
Randy Rauscher
Karen Strickland, Vice Chair
Chris Yonclas
Janet Jackel, Alternate 1
John Galasso, Alternate 2
Loretta Coscia, Secretary
Brian O’Malley, Webinar Host

Absent: Anthony Salerno

Guest: Ben Matlack, P.E.

Pledge of Allegiance ~ Moment of Silence

Environmental Commission Business

Stormwater Ordinance Update – Ben said there were a few minor modifications for the new ordinance. A few of the six suggestions from the HEC were included. He discussed the definitions being all in one place with the attorney and planner. They collectively decided to keep the definitions in the stormwater control section of the ordinance. The checklist updating is a good idea, but does not apply to the stormwater control ordinance. Modification of the checklist is done by the Zoning Officer for applications, so this would not be the time to make that update.

Ralph stated that he compared the prior draft of the stormwater ordinance to the copy received today. His concern is the way it now stands, the existing ordinance using those definitions is broken. There are common definitions not applicable to just this ordinance. They are throughout the development regulations. By varying the location, no one can find them. Some people dealing with the ordinance will be lost. He feels that 30.3 should be put in that section. Ben said he understands, and it was discussed. Duplicate definitions were deleted. They decided the stormwater control ordinance had to be submitted and reviewed by the county, and passed along to the DEP. They wanted to keep it as close to the model as possible.

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Ralph said the commission members were bothered by what has occurred. He feels they need more frequent, transparent, and less formal communications to work together for joint concerns. We met in November 2020 and sent out a memo with our concerns, and only received one or two sentences coming back. There is a Township Committee meeting on March 23, and the March 16 Planning Board meeting has been cancelled.

Karen suggested a note be added in the ordinance that the list of definitions is incomplete and that additional definitions can be found under stormwater. Ben agreed with the suggestion and will suggest to the town. Bill stated it would call for amending the ordinance, which could be amended after it is introduced.

Ralph mentioned also amending the checklist. We have an existing checklist including a number of overlapping items similar to what is in section 157.9. For the applicant as well as for administrative purposes, he feels it would make more sense to edit what is in the checklist appropriately. A checklist is an attachment to the regulations, and he believes instead of what is here, there should be a section in the ordinance amending the existing checklist for what the state requires.

Ben said the current checklist is an appendix to the stormwater control ordinance. Ralph said all 10 pages are an appendix to the development regs. All items an applicant is to provide are in the one set of pages. He suggested that rather than having specific statements, the current stormwater section of the ordinance should be amended. Ben stated that we can't take out the submission requirements from the ordinance that is part of the model ordinance. He recommends that the checklist be updated to say the site development stormwater management plan be done in accordance with section 157.9 or something to that effect. Ralph said the checklist is used by Planning Board and Zoning Board Engineer and the Zoning Officer. Ben said it is separate from the stormwater ordinance and agrees it should be updated. He will make that recommendation.

Karen stated that the HEC is concerned about minor applications and increase in impervious coverage. Ben advised administration and Township Committee that if you do that change requiring green infrastructure for exceeding maximum impervious coverage on a lot would affect smaller applications that do not fall into the category of major developments, most likely residential. It was their decision not to add it, but to leave it at the Board level where it is appropriate. They did not want to create an undue burden for residents. Ralph said there should be a paragraph for backyard variances for driveways, pools, patios, hot tub, about going over the coverage limit green BMPs need to be implemented to prevent downstream flooding.

Bill stated we do have opportunity at 2nd reading of the ordinance. Mike suggested writing a memo to the Township Committee as simple and basic as possible. Ralph suggested Karen modify the former version based on this discussion. Karen agreed and would concentrate on BMPs as the most important recommendation.

Motion by Chris seconded by Randy for Karen to write a brief memo to the TC. Motion carried by voice vote.

Bill asked Ben if the state adopted theirs on 3/3, and whether it trumps the municipality. Ben stated that is correct. For an application before the Planning or Zoning Board, if an application had been deemed complete prior to 3/2, the Board engineer would point to the fact that the state has adopted new regulations.

Bill said Middletown's Environmental Commission has argued that there should be language in the ordinance that address minor subdivisions. Their TC is taking it under advisement.

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NJ American Water 2021 Environmental Grant Application

Ben said he has not done a grant application for NJ American Water. Ralph said one of the bigger issues of concern is the water quality of Ramanessin leading into the Swimming River Reservoir, which has failed a variety of tests. A study was done in 2005 and some remediation work was done, but never tested afterwards. First step was to put a new testing plan, sampling plan, which would be costly. The HEC applied last year and did not get it. Would like Ben's involvement to come up with a testing plan. Bill suggested resubmitting last year's grant application. Janet agreed to look at it and improve it. She also suggested Sustainable New Jersey who is presently in the middle of their process for grants of \$20K, \$10 and \$2K. It fits in with one of their focus areas of water quality. She will be attending a webinar on how to get an application through for the deadline of 4/9. NJ American Water is due in March for \$10K. **Motion** by Ralph seconded by Randy, for Janet and Bill to look at and tweak the applications for both grants. Motion carried by voice vote.

EarthShare New Jersey Green Day Challenge

Bill said this has been around for 25 years, and this is the local chapter. His organization is one of the founding members. This group and others offer things to do to improve the environment and is weeded out to corporations and their volunteers. He will ask Monmouth Conservation Foundation to create a project and see if any corporations will volunteer to do the work. John's ideas were for stream litter and clean up along Hop Brook and its tributaries, trail maintenance and clearing fallen branches behind Bell Works and the trail near Bayonet Farm and invasive plant control. Bill to reach out to Ralph Zucker about clean up behind Bell Works. John agreed to work with Bill if Mr. Zucker agrees.

Flood Hazard Area Verification/Permit – 6 Linden Court - Notification Letter

Ralph said this was an application the Zoning Board approved last year. Currently in the hands of the DEP.

Other HEC Business

Mike said we have close to 40 fields in town. He feels there will be a drive to spend more money to build an artificial turf field. There needs to be a better allocation of fields at Cross Farm. Ralph stated that before the recreation survey was done there was some noises about doing some fields. Patrick Impreveduto who was the Mayor at the time said we need to take a survey the public of an inventory of what we have and review the schedule to see the utilization, which was never done. An assessment of what is being used would be the appropriate next step. Mike said our concern is about use of our open spaces, fields, and money. He agrees we need to take an inventory on how are they being used, and are they being maintained properly? Private groups use our fields, and we are paying for it. Ralph had asked at a TC meeting about the maintenance plan and did not receive an answer. He believes that instead of spending more, we need to fix what we have.

Zoning Board of Adjustment

11 Goldsmith Drive, Kristie Orlick, Block 28.01, Lot 1 in the R40A Zone – ZB Variance

#447 Applicant seeks variance relief for a built-in pool with a 65 feet side yard setback where 100 feet is required, and a rear yard setback of 15 feet where 25 feet is required. Application scheduled to be heard on 3/17/21.

Setback not our purview...no impervious surface. The survey shows contours on the property. The high point seems to be 99 feet and the low point is 94 feet, sloping north and east where the pool is proposed to be placed. Bill asked Loretta to put something together about off site flooding that may occur.

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3 Lakeview Drive, Linda & Mark Levine, Block 30, Lot 24.04 in the R40A Zone – ZB Variance #446 Applicant seeks variance relief to install a fiberglass swimming pool and surrounding patio increasing lot coverage to 31.3% where 25% is permitted.
Application scheduled to be heard on 3/17/21.

A memo to be drafted by Loretta to the Zoning Board/Professionals stating that the HEC recommends that the impervious surface issue has to be mitigated and recommend consider implementing green BMPs.

26 Bayberry Drive, Robert & Filomena Bielan, Block 58.02, Lot 28 in the RTH-1 Zone – ZB Variance #448 Applicant seeks variance relief for a built-in pool, increasing lot coverage from 30.3% to 36.3%. *Application scheduled to be heard on 3/17/21.*

A memo to be drafted by Loretta to the Zoning Board/Professionals stating that the HEC recommends that the impervious surface issue has to be mitigated and recommend consider implementing green BMPs.

470 Red Hill Road – The Enclave at Holmdel, Dementia Center ~ 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

Will have to conform to new stormwater regulations since the application had not been deemed complete.

Adjournment

There being no further business at 9:15 p.m., motion to adjourn by Mike seconded by Karen and carried on voice vote.

Respectfully submitted,

Loretta Coscia
Commission Secretary

Minutes approved 4/14/21 (KS/RR)