

HOLMDEL ENVIRONMENTAL COMMISSION
Meeting Minutes – Regular Meeting Via Zoom Webinar
Wednesday, April 14, 2021– 7:30 p.m.

Bill Kastning called the meeting to order at 7:33 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.”

Pledge of Allegiance

Moment of Silence to Honor Military and Police Who Have Been Wounded or Killed in Action

Roll Call

Present: Ralph Blumenthal
 Bill Kastning, Chairperson
 Randy Rauscher
 Karen Strickland, Vice Chair
 Chris Yonclas
 Janet Jackel, Alternate 1

Absent: Mike Nikolis
 Anthony Salerno
 John Galasso, Alternate 2

Environmental Commission Business

- Draft Minutes – **Motion** by Bill seconded by Ralph to approve the February 10 minutes. Motion carried on voice vote. **Motion** by Karen to approve March 10 minutes with edits. Motion seconded by Randy. Motion carried by voice vote.

- HEC Role/Trails – Karen referenced the township website, which addresses trails. We have one Eagle Scout working on a project. She will be meeting with two more Scouts over the weekend. She asked what trail issues the HEC would like to see addressed. Janet said her concern is with the condition of the trail at Bayonet Farm as well as the area next to Allocco Park boardwalk, which clearly needs rebuilding. At Bayonet, there is more that needs attention including the trail, which is frequently used by people, bicyclists and horses. Chris said that he would email the Commission a digital map of all the trails in the township. Karen suggested putting together a list from the map and all can take turns to check out conditions of different trails.

Ralph mentioned the trail at the back of F&F property. The Bike Committee is looking at that trail for a heavier gravel surface. Janet said the town was hesitant to let a scout build a bridge due to safety concerns and the need for engineering. Ralph recommended waiting to see what transpires with the Bike Committee.

- Bayonet Farm/Maintenance – Harding House condition – The windows are new, but the trim is rotting. Bill said that the exterior is okay, but interior is a mess. Ralph said there was a Bayonet Farm Committee on how to best utilize the facility who tried to create a non-profit group to support the house. The Township Committee at that time did not want to relinquish control, nor did they want to maintain the house. Since then, the Bayonet Farm Committee was disbanded. Janet said FOHOS tried to speak with the town about this several years ago. Randy said much of damage is due to lack of climate control. Karen said she spoke with Victor and there is heat in the house, which is kept at 50 degrees. Karen suggested perhaps using the HEC's \$500 allotted for Earth Day and approaching CILU to raise money for some of the degradation repairs. HEC can donate \$500 to do a mini earth day in the fall. Karen will reach out to Bob Ward to see if they could combine sponsoring tours of the Harding House during Harvest Festival.

Ralph said that there is severe erosion on the red trail where it crosses the tributary to the Ramanessin. Machinery is needed and knowledge to re-contour it. Janet said there is a culvert there as well that is constantly jammed up, which cannot be cleared by a scout or volunteers. Janet said she tried to get someone who is in the Monmouth County Park Systems. They did a nice job in the Ramanessin by putting in a mini berm where it was eroding in the same way. One way to keep it from clogging might be to get rid of the jammed culvert, which erodes the trail, would be to put in a bridge. Bill said John Galasso looked at the culvert going under the parkway and provided input. He suggested that John could assist in this effort when we receive and prioritize the trail list.

- Stormwater Ordinance has been adopted. Ralph said HEC needs a better relationship/communication with the Township Committee and Administrator. He tried to get a TC member to listen in on the HEC meetings to get a better understanding of what we do.
- GIS – Chris screen shared a map by the Boy Scouts of Ramanessin trails. He said he could improve these maps if he had GIS access. Bill thought FOHOS was going to get access at a non-profit rate of \$100 per year. The HEC can reimburse FOHOS. Janet said that you can buy GIS for personal use for \$100 as well. Chris wants the software package that integrates with Google to draw the map and has pictures. Karen will follow up with Tom Spang.
- EarthShare New Jersey Green Day Challenge – Update – Bill said the second challenge is on the 30th. Only one corporation in Bell Works is willing to do it, so no update.

- NJ American Water 2021 Environmental Grant Application – Janet was working on it and in trying to revise the language found in the fine print that you cannot use the grant funds for salaries or consultants; only for buying materials. Bill said he and Janet spoke about the Green Team doing something. Janet said it is called *Sustainable Jersey* and she sent it to the Green Team and the Township. The grant proposal will go to the Township Committee for approval/resolution. Janet put in the Natural Resources Inventory for updating which no one has touched for decades. Town is updating the open space plan and inventory.
- Eagle Scout Project – Karen said it is moving along and she will take pictures once the Eagle Scout finishes the project.
- Brownfields – Chris said there is an ANJEC webinar that teaches townships how to develop brownfields. The Bell Labs conversion was done under brownfield legislation. There are funds available to do it. Ralph said the only other site he is aware of is the former SS White property. Chris said there is still a groundwater problem where the old sewer plant was. Bill said the company that owns that has headquarters in Texas. They are working with the DEP to resolve this issue. Nokia and part of Bell Works are brownfield sites.
- Bill mentioned an event to be held on May 15 by the Monmouth Conservation Foundation at Bayonet Farm called *Spring for Conservation*; The cost is \$50 per person.

Planning Board

Barclay Square at Holmdel, Preliminary/Final Site Plan #2020-1, Block 52, Lots 17 & 18 Applicant proposes the construction of a one, three-story apartment building consisting of 60 apartment housing units with associated parking, stormwater management measures and utility facilities. The site will provide 116 parking spaces, and water and sanitary for the building shall connect to the existing public facilities. The site is located on Palmer Avenue between Route 35 and Middle Rd and Main St in Holmdel Township. Though the total site contains 6.74 acres, the total disturbance from the development is 2.32 acres. Continued public hearing April 20

Revised plans were not submitted. The HEC has already provided their comments on this application to the Planning Board.

Zoning Board of Adjustment

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%. Plan revisions – approved by the Zoning Board with conditions.

Ralph said that the application was approved with multiple conditions. No further HEC comments.

Ralph stated that a big application had been submitted for the Potter Farm location. Revised plans were not received after it was deemed incomplete by the Board Engineer. A public hearing has not been scheduled. have not provided any revised submission, so no public hearing was scheduled, as it was deemed incomplete by the Board Engineer.

Ralph left the meeting at 8:45 p.m. for Zoning Board active application discussion

New Horizon Properties, LLC – Fuel Center and Convenience Store, 494 Middle Road Preliminary/Final Major 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. *Revised Plans – Continued public hearing May 5*

HEC no comments on revisions

Adjournment

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

Respectfully submitted,

Loretta Coscia
HEC Secretary

Proceedings Recorded