

HOLMDEL ENVIRONMENTAL COMMISSION

Minutes ~ Regular Meeting

Wednesday, September 8, 2021– 7:30 p.m.
in the Court Room at Town Hall

Bill Kastning called the meeting to order at 7:38 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

Members Present: Ralph Blumenthal
 Bill Kastning, *Chairperson*
 Randy Rauscher
 Tony Salerno
 Christopher Yonclas
 Janet Jackel, *Alternate 1*

Absent: Zachary Gilstein
 Karen Strickland, *Vice Chairperson*
 John Galasso, *Alternate 2*

Also Present: Loretta Coscia, *HEC Secretary*
 Thomas Benning, 789 Palmer Avenue
 Joseph Tetro, Resident – 280 Middle Road

Pledge of Allegiance ~ Moment of silence to honor military and police who have been wounded or killed in action

Environmental Commission Business

- Draft Minutes – August 11, 2021 **Motion** to approve the minutes by Ralph seconded by Randy. Motion carried by voice vote. Directed Loretta to send a copy of the approved September 8 minutes to the Township Committee and Cherron as an FYI. The HEC would like the Township Committee to review the Water Quality Monitoring plan for the Ramanessin Study in the minutes. A copy of the minutes should be emailed to Jim Sousa of CME with a note that we are happy to continue to work with him as the plan evolves.
- Ramanessin Brook Water Quality Monitoring Plan – No further activity on this plan at this time. If the Township Committee agrees, would like the engineer to return for the next meeting on October 13.
- Waackaack Creek Study – Ongoing study. Bill said that a preliminary report was created, followed by the pandemic and then the lead contact went on sabbatical. However, the contact had indicated that another person would complete the next phase of the study in October.

The order of agenda items was changed when the Waackaack Creek Study/stream blockages was discussed.

- Joseph Tetro, 280 Middle Road – stream blockages on property – Update
- Thomas Benning, 789 Palmer Avenue

Mr. Benning, 789 Palmer Avenue said he owns a 21-acre parcel and has lived there for 12 years. Since Palmer Avenue was elevated, it has been worse. They are getting a lot more flooding than usual over the last two years. The creek flows in different directions now and water is coming from all over the place. A few months a 70-year-old oak tree came crashing down. The trails they used to walk are full of water.

Ralph stated it is a similar situation as Mr. Tetro. Chris Yonclas advised that he has been in contact with the Mosquito Commission, and they will do a site visit the end of September.

Mr. Benning said he sent an email to the mayor last week and has not received a response. Bill said he would speak with the Mayor and the Administrator about the issues. He hopes the mayor will look at the properties, as well as an engineer.

Bill said when the Waackaack study is completed they may be eligible for grant money. Once the study is complete, he asked Chris to comment on if it shows a problem, would that allow them to get grant money and if so, from where. Chris said the problem is the elevation of the bridge of Middle Road is 6-feet, which is the same height as the bridge on Route 36. The water backs up causing backpressure from the water down flowing from the bridge. There is a bigger problem associated with the Waackaack Creek.

Janet said if there is silt coming down from upstream, are there upstream ways to deal with it rather than waiting for it to get there. Ralph said not easily as the preliminary report finger points that in that watershed some of the upstream older developments were developed prior to current storm water management rules and do not have retention and detention basins. When you try to install infrastructure where there is none is difficult. This takes land, and once developed, is difficult to put in place. Janet asked if any of this water flows through a piece of preserved land behind TD Bank that could be used as a buffer. Bill said there is significant land there where a big detention/retention basin, could be placed to slow the water flow.

Janet said the grants and study takes a long time. These people are suffering damages right now. Somehow, we need to find things to help that can be done as quickly as soon as possible, and then work on a long-term solution. Bill said Chris is working on the permits from the Mosquito Commission. He said the idea of the property behind TD bank is a good idea. Bill to speak with the mayor.

- Trails – Carried to the next agenda
- Subsurface Sewage Disposal System Management/Septic Management – Update
Town was supposed to put something in the newsletter. Bill to speak with Allison.
- Regency at Holmdel – Toads – Ralph found the Environmental Impact Report for Bell Place. Read a portion pertaining to wildlife in the area. He said that toads are a natural inhabitant of these areas. Bill asked that Loretta find out the contact of the homeowners' association, to send a letter on behalf of the homeowners' association about residents expressing concerns of toads in their yards, and that the wildlife needs to be protected not destroyed.
- Monmouth County Planning Board: Planning Merit Award Program – Bill said if anyone feels anyone deserves to be recognized, he forwarded the form to all.
- Subhash Warrior – Planning Board application
Bill advised that the public hearing for the referenced application has been carried to October 5. The stream is in a culvert, not above ground. The stream identified as a Category 1. The applicant stated that the 50-foot buffer is okay as it was underground but would meet with DEP to determine a LOI for a 50-foot buffer, or whether the buffer should be 300 feet. If it is 300-foot buffer, part of the house and garage will be in the buffer.
- NJ Map Training – Bill will have a hands-on tutorial in the upstairs conference room, which will be scheduled for October 13 following the HEC meeting in the Court Room.

Ralph recused himself for the Zoning Board matter discussions at 8:53 p.m.

Zoning Board

- **470 Red Hill Road, Dementia Center “The Enclave at Holmdel” ~ 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. *Revised Plans received. Scheduled for a Completeness Waiver/Public Hearing on 9/22/21.*

Bill said the site has been designed to meet current stormwater regulations. Janet asked if we identify a problem with Waackaack Creek could we demand higher quality measures. Bill said yes, we could ask for that. Draft memo to be written by Janet/Chris and circulated for comments. Final memo to be sent to ZB and professionals regarding stormwater management measures for the site.

Adjournment

There being no further business at 9:10 p.m. **motion** by Tony to adjourn seconded by Janet and carried by voice vote.

Respectfully submitted,

Loretta Coscia
Secretary

Proceedings recorded
Minutes approved 10/13/21