

HOLMDEL ENVIRONMENTAL COMMISSION

**Minutes ~ Regular Meeting**

Wednesday, February 9, 2022 – 7:30 p.m. held via Zoom Webinar

Bill Kastning called the meeting to order at 7:30 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 14, 2022 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](http://www.holmdeltownship.com) all pursuant to Section 13 of the Open Public Meetings Act.”*

Roll Call

Members Present: Ralph Blumenthal  
Zachary Gilstein  
Bill Kastning, *Chairperson*  
Randy Rauscher  
Karen Strickland  
Christopher Yonclas  
Janet Jackel, *Alternate 1*  
John Galasso, *Alternate 2*  
Loretta Coscia, Secretary

Absent: Anthony Salerno

Pledge of Allegiance

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

**Environmental Commission Business**

- Draft Minutes  
November 10, 2021 **Motion** by Karen seconded by Bill to approve the minutes.  
Motion carried on voice vote.  
December 8, 2021 **Motion** by Karen seconded by Randy to approve the minutes.  
Motion carried on voice vote.
- Monmouth County Audubon Society Bird Conservation Grant – Janet will submit the application. Was waiting for a letter of support from the Township Administrator just received. Janet said a non-profit does not require a resolution; she will contact Mike Davenport. **Motion** by Ralph seconded by Randy to approve the application. Motion carried on voice vote.
- Waackaack Creek Study
- Stream blockages/flooding Middle Road

Chris stated that we are in the process of getting this taken care of. We need elevations of the bridges for the analysis. He had forwarded the new photos John had provided of the Middle Road bridge, to Vicky. He said he questioned if the work was done. Chris will continue pursuing this with John’s assistance.

Ralph said the Township recently gave a contract to Colliers Engineering for a stormwater management study of the entire town. Cherron stated that they received federal Covid money. Two replies from RFP's were Colliers at \$294,450K and CME of \$500k. Colliers won the bid. They will provide a map of all the stormwater utilities with inlets and outlets and review the situation for potential flooding in the town and create a report. Ralph to forward RFPs to Loretta for distribution to the Commission.

Discussion ensued regarding having a liaison from the Township Committee. **Motion** by Randy seconded by Zach to request that the mayor appoint a liaison. Motion carried on voice vote. Bill will speak with the mayor about an appointment for an HEC liaison.

- Trails – Commission discussed using an app for trail walking; something compatible with town and County GIS. Karen would like a brochure done of the trails in town. She asked that commission members send her any information they have on the various trails. She will then compile a list with the information for a brochure. Karen contacted Paul Gleitz, who said the town's engineer has done the work as part of their plan for the biking trail. He does not want to be involved in what we are doing now. Ralph said we sought to get a Township Committee liaison. If we did, we could have better contact with the township engineer and the township maps.
- Neonics – Save the Bees legislation Randy said Gov. Murphy signed this into law on January 18, 2022. Bill suggested that this is something for the township newsletter.

Ralph asked about the proposed turf field at Satz School –Karen will call Mike Petrizzo for additional information and Bill will contact Cathy Weber as the Board of Ed liaison.

### **Planning Board**

**Brightview Senior Living Development, LLC – NJSH Rt. 35 ~ Block 58, Lot 29.01 Preliminary/Final Major Site Plan #2021-3** Applicant seeks relief to construct a three-story (Brightview) Senior Living Congregate Care and Assisted Living Facility on the subject parcel. The building has a total gross floor area of 203,921 SF. Additional improvements include driveways, parking areas, landscaping, lighting, and stormwater management facilities.

*Public Hearing scheduled for February 15<sup>th</sup>.*

Bill said they need relief for foot candles, relief for solar panels with the option to place other solar panels elsewhere on the property in the future. Per the Board Planner's letter, that is not allowed. Bill said environmentally there are no variances or waivers. After reviewing the plans, HEC does not feel there are any environmental concerns.

**Holmdel Family Apartments LLC, 625 South Laurel Avenue, Block 57, Lot 2** Applicant previously granted preliminary major site plan approval to permit 50 income-restricted, family apartment units to be constructed on the property. *Revised plans – hearing not yet scheduled*

*HEC will review at a subsequent meeting*

*Ralph recused himself at 8:30 p.m. from discussion on Zoning Board items.*

**Zoning Board**

**470 Red Hill Road – 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. *Continued public hearing via Zoom Webinar to be held February 16<sup>th</sup> Plan revisions to be received reducing the intensity of the main building from two levels to one level, a loop road based on Fire Chief's input and revised Landscape Architecture Plan.*

*HEC looking to review an updated stormwater plan, to include comments from a prior HEC review.*

**Holmdel Self Storage – 2125 Route 35, Block 58, Lot 25 Preliminary and Final Site Plan, Bulk Variances and Use Variance in the TMHO-3 Business District** Applicant proposes to construct a three-story self-storage facility along with supporting parking, loading, and driveway areas. Variances are requested to reduce the front yard setback to allow the placement of the building and parking within the setbacks required. It is also required to eliminate the front and side yard landscape buffer requirements to allow the placement of the project as shown on the plans. A variance is also requested for F.A.R. to allow the proposed project. *Public hearing not scheduled pending completeness review.*

Bill said he shared a map with the commission, showing the stream, part of the Mahoras, and wetlands. Janet sent him a better map showing contours. Our concern is the wetlands which are in the middle of the property, which would be in the DEP purview.

**Adjournment**

There being no further business for the evening at 8:50 p.m., **motion** by Karen seconded by Chris to adjourn. Motion carried on voice vote.

Respectfully submitted,

Loretta Coscia  
Secretary

Proceedings Recorded  
Minutes approved 4/13/22 (RB/KS)