

HOLMDEL ENVIRONMENTAL COMMISSION

Minutes ~ Regular Meeting

Wednesday, April 13, 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 all pursuant to Section 13 of the Open Public Meetings Act.”*

Roll Call

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

Absent: Zachary Gilstein
 Mayor Buontempo, HEC Liaison

Guests: Chiung-yin Liu, 3 Seven Oaks Drive, Holmdel

Pledge of Allegiance

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

Environmental Commission Business

- Draft Minutes – February 9, 2022, and March 9, 2022
Motion by Ralph seconded by Karen to approve both sets of draft minutes. Motion carried on voice vote.
- Earth Day, May 1, 2022 – Karen obtained watershed model for stormwater management and green infrastructure
- Trails – Janet and Karen stated that Victor’s crew did a great job fixing the steep slope of the trail. They added two loads of gravel to the trail to make it less muddy. Victor hoping for contributions to take down trees. Ralph will speak with Bill Antonides regarding funds in the budget. Karen said at Neil Waackaack Preserve, there needs to be a sign indicating part of water shed, surrounded by private property. Will update at next meeting. She will also inquire about a brochure for Bayonet Farm.
- New Jersey Sustainability Summit, June 24 at Bell Works – Will discuss at the May 11 HEC meeting
- Turf Field – Bill will follow up with Board of Ed and update at next meeting.
- Rutgers Study – Matt presented the study at the Township Committee meeting.
- Open Space – Bill talked about open space and the updating of the master plan. They are following the process done 20 years ago. It will be six to eight months for the Open Space Element
- Bird Houses – Janet and Bill will go to Birdhouses Unlimited. Janet touched base with Bob Ward, and they are ready to do this soon.

Planning Board Applications

Roger Mumford Homes, LLC – 39 and 45 Bethany Road ~ Block 50.19, Lots 39 and 40 (near Telegraph Hill Road) – Preliminary/Final Major Subdivision #662 Applicant proposes to subdivide partially developed lands into six (6) fee simple, single-family residential lots. Improvements include a paved public roadway, utilities, a stormwater collection/management system, and landscaping/buffering improvements. *Public hearing scheduled for May 3, 2022.*

Ralph said the back of the property is wetlands and a stream. Bill and Chris said it goes into Flat Creek. LOI is from 2011 so is not valid as it expires in five years. Loretta to begin draft memo to Planning Board with these issues, including a maintenance plan for detention basin and rain gardens. Does stormwater plan address full build-out to maximum allowed coverage? Point out that Shorelands Water no longer exists.

Holmdel Family Apartments, LLC ~ Preliminary Final Major Site Plan, 625 South Laurel Avenue, Block 57, Lot 2, Middle Road and S. Laurel Avenue Previous approval to construct 3 multi-family buildings (50 COAH units) along with associated site improvements. Affordable Housing Multi-Family Zone *Public hearing scheduled for May 3, 2022.*

Bill said this was previously approved by the Planning Board, but there were some planning area issues that had to be resolved by the state. Hazlet sued and it settled, requiring a redesign, removing houses from Hazlet border, so it is back before the Planning Board. Stormwater management report seemed to address everything. John said the proposed level of run-off rate for 100-year design storm is 10 feet per second where 11 feet is required. Bill to contact Bob Mullin to see if applicant is using updated standards.

Heavenly Estates, Block 2, Lots 2 and 26 ~ Preliminary and Final Major Subdivision#663 Applicant intends to subdivide existing Block 2 Lots 2 and 26 into (22) lots. Seventeen (17) lots will be designated for single family residential use, developed to the Green Estate House requirements as provided in Ordinance Section 30-61.2 (proposed lots 2.04–2.20), and will contain two proposed roads, each with a 50-foot right-of-way. One (1) lot will be created for existing home, which is to remain (proposed lot 2.02). Three (3) lots will be dedicated to the Homeowners Association and will be designated open space (proposed lots 2.03, 2.21 and block 2.01, Lot 1). The remainder of the property will encompass the lands outside of the areas described above and will be known as Proposed Lot. 2.01. *Continued public hearing scheduled for June 21, 2022*

Ralph gave the Commission a history of the property going back to the 1990's.

All decided that a draft memo be prepared to the Planning Board to include requesting a current LOI, a current letter confirming buffers/streams (check paragraphs to include from 2007 HEC letters on this site). Bill said we need to advise about the form base and that a few buildings lots need to be eliminated.

Bill said Freehold Soil drove by the site and soil was being moved and relocated in the buffer area, and a stop and desist order was issued. HEC would like to see a current LOI before the application proceeds any further. Do not want any lots crossing 300' buffer. Bill said that the barn needs to be preserved as it is unique in its size. He plans on going to look at the barn along with the Historic Preservation Society.

Bill said the County Ag people rate all farm properties, soils, contiguous to other farmland, viable for agriculture etc. and this farm rated high. Loretta to start putting something together and take some information from the older letters received by Ralph.

Ralph recused himself at 9:10 p.m.

Zoning Board Applications

54 McCampbell Road, Alexander and Ana Cosmas, Block 9.03, Lot 13 in the R-40B Zone
Applicant seeks relief to construct additions to the existing dwelling, including proposed outdoor pool, patio, and spa. The property is a non-conforming lot. Relief is needed for lot coverage proposed at 20.4% where 15% is permitted. Relief for rear setback of 66.38 feet where 75 feet is required, relief for height of a six-foot fence in the front yard where four feet is required and relief for proposed height of up to eight-foot vehicle gate, where four feet is permitted. *Public hearing tentatively scheduled for May 4, 2022*

Send a memo to Zoning Board to deny impervious coverage, or if approved, that BMPs are requested to offset it, including a maintenance plan.

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 May 4, 2022*

Karen suggested a memo be sent to the Zoning Board with HEC objection to lot coverage variances, with stormwater concerns. Would like BMPs included, as well as a maintenance plan. Ask if stormwater can cross a subwater shed boundary.

There being no further business at 9:34 p.m., **motion** by Tony seconded by Karen to adjourn. Motion carried on voice vote.

Respectfully submitted,

Loretta Coscia
Secretary

Proceedings Recorded
Approved 5/11/2022 (RB/KS)