

HOLMDEL ENVIRONMENTAL COMMISSION
Minutes – Regular Meeting
Wednesday, **May 10, 2023, at 7:30 p.m.**

Karen Strickland, Chairperson opened the meeting 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 13, 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

Present: Karen Strickland, *Chairperson*
Ralph Blumenthal
Randy Rauscher
Chiung-Yin Cheng Liu
Jill Perez
Tony Salerno
Gary Vanderham
Janet Jackel, Alternate 1
Loretta Coscia, Secretary

Absent: John Galasso, Alternate 2

Pledge of Allegiance

Moment of Silence to Honor Military, Police and First Responders

Environmental Commission Business

- Draft Meeting Minutes – April 19, 2023 – **Motion** by Ralph seconded by Tony to approve the minutes. Motion carried on voice vote by eligible members.
- Crawford Hill – Ralph said the Township Committee is more receptive to a park proposal. Waiting for litigation results to see who owns what on the property.
- Trees/Clearcutting – Tree Ordinance Karen said that in Matawan, which has a Shade Tree Committee, you need a permit to cut down trees. Suggested re-instating Holmdel’s Shade Tree Committee. Ralph stated that the NJDEP draft ordinance is in the comment phase, and they may want to make mandatory policy for tree removal. He believes developers will not be in favor of it.

Karen said that this past Monday evening, she went to a Hazlet stormwater presentation, with speakers from Rutgers. She spoke with The Hazlet Environmental Chair, as well as the Vice Chair, and they are also in charge of open space. Hazlet has several flooding issues. The Rutgers speaker said there is a lot of money available with grants for environmental issues, especially flooding. Karen suggested that the two towns work together with each other’s flooding issues. She would like to extend an invitation to them to the next HEC meeting on June 14th. Commission members concurred.

- Discussion on an education brochure on the need to protect trees in the Township. Janet and Karen will write an article for the Township newsletter. Ralph will forward information he has had in the past. Jill suggested an article on pesticides and will write an article for the next newsletter in June.
- Discussion on education brochure about stormwater drains – *Tabled.*
- Electric vehicles – Status of township owned vehicles – *Tabled.*
- Bell Works Signage Application – Chiung-Yin Cheng Liu spoke with the mayor, and he will speak with the Bell Works owner about the proposal. Chiung-Yin said that the neighbors are actively involved.
- Update on Heavenly Estates application – Ralph said that the Board Engineer reviewed the revisions submitted, and the stormwater portion was not complete. Applicant to submit new revisions. Ralph will hold off on a memo to the Planning Board pending the stormwater revisions.

Ralph departed at 8:15 p.m. as he is recused from Zoning Board applications.

Zoning Board Applications

294 Middle Road, John Blair, Block 56, Lot 3 in the R30 Zone ~ ZBA2023-7

Applicant seeks variance relief to reconstruct a frame garage (destroyed by fire) on the existing foundation at a height of 16 feet where 15 feet is permitted. *Public Hearing not yet scheduled.*

No HEC input.

12 Sherwood Court, Christopher Reppy, Block 18.01, Lot 30.33 in the R40A ~ ZBA2023-5

Applicant seeks variance relief for an existing retaining wall greater than six feet in height, which will disturb a slope greater than 25%. The wall extends from the southeast rear corner of the home and continues southeast for approximately 75 feet and then curves to the northeast for an additional 75 feet. The total length of the retaining wall is approximately 150 feet. *Public Hearing not yet scheduled.*

HEC is concerned with the applicant applying for variance relief after the retaining wall is already built. Concerned with the wall preventing natural drainage. Would like confirmation from the applicant that there is no erosion or flooding issues created by this wall, and what the effects are on neighboring properties. Loretta to draft a memo to the Zoning Board, as well as forward the Engineering Review letter to Commission when received.

2128-2136 State Highway 35 South, Patricia's of Holmdel, Block 50.35, Lot 1 in the LIH-PUD Zone

Applicant seeks relief of condition of a prior approval to construct a pergola over the existing patio area: proposed cooler box on concrete pad, and a premanufactured storage shed for grease containers. The prior approval granted by the Zoning Board requires the applicant to obtain Zoning Board approval. *Public Hearing not yet scheduled.*

HEC has concerns with the containment area for grease containers, as well as potential environmental impact from potential leaking of cooler box and its impact on groundwater. Loretta to draft a memo to the Zoning Board.

Roberts of Holmdel, LLC, 161 Highway 34, Block 13, Lots 2.02 & 2.02 QFARM in the R-4R Zone ~ ZBA2023-4 Applicant seeks variance relief to operate a commercial garden center/nursery and retail farm market. The retail farm market is a permitted accessory use for farms and agriculture. The proposed retail farm market exceeds the permitted building coverage for retail farm markets. Applicant also requires bulk variance relief for pre-existing non-conforming conditions including minimum front yard setback, minimum buffer for commercial use, minimum parking setbacks and minimum driveway set back from the property line. *Public hearing scheduled for May 17th.*

No HEC concerns.

Adjournment

There being no further business at 8:50 p.m. **motion** by Janet seconded by Gary to adjourn. Motion carried on voice vote.

Respectfully submitted,

Loretta Coscia

Loretta Coscia
Secretary

Proceedings recorded
Minutes approved June 14, 2023