

Environmental Commission Agenda
Township of Howell

Date: Wednesday, 5/13/2020, Virtual Meeting Time: 7:00 pm

| <u>Members</u> | <u>Alternates</u> |
|--|---|
| <i>Joan Osborne- Chair</i> Jerald Blustein Paul Dorato Lisa Doud Christopher Garrick Nicholas Huszar Michael Poland | Kristal Dias Peter Postorino |

- 1.) **Opening Statement**
- 2.) **Roll Call**
- 3.) **Approval of Minutes of 3/11/2020 Meeting**
- 4.) **Ann Ritchie Award Discussion**
- 5.) **ERI Status**

Old Business:

Roots to Rivers Grant Planning - Status

LOYF – sign installation - Status

Waste transfer station – No March or May Meeting

Ann Ritchie Plaque – Bids submitted – plaque can be ordered

New Business:

ANJEC Climate Change Resources Survey

Reviews:

BA 19-13; JAT Associates, LLP; 1150 & 1156 U.S. Highway 9 South; Block 37 Lots 36, 43, 43.01 & 45; Subdivision to create 3 single family lots fronting on Fort Plains Road and one commercial lot fronting on Route 9 for a new automobile dealership. Revised plans and reports submitted.

Environmental Commission Agenda Township of Howell

BA 20-103; Robert Weir; 22 Peskin Road; Block 150, Lot 11; Bulk variance to construct a single family dwelling within ARE-2 zone which utilizes a septic system on undersized lot where 1 acre is required and .713 acres exist.

BA19-24; Rzaca; 1005 Lakewood Farmingdale Road; Block 42, Lot 26; Additions to existing two residential dwellings on the same lot. Additional information submitted in accordance with Board Engineer's review letter.

SP-1041-A; Smith Family Properties; 289 Squankum Road; Block 49, Lot 7; Phase I, new 42,500 square foot flex space bldg. and existing 1,050 square foot warehouse Bldg & Prel Approval Phase II –two separate flex space bldgs. Each 42,500 sf in size. Traffic Impact Report submitted.

BA19-11; Kay 10 Holdings; 413 Oak Glen Road; Block 41, Lt 26.02 (aka 26 & 6.01); Use Variance to construct four buildings for offices and warehouse on Oak Glen Road. Supplemental traffic assessment report submitted.

BA 19-12; Mazzocchi; 90 Western Drive; Block 2, Lot 18; Bulk variance approval to maintain existing chicken coop on property. Coop is a converted 7x7 foot shed located inside a fenced area (45x 10 feet). Additional information submitted.

BA14-09A Bennett Road Associates; 210 Bennett Road; Block 168, Lot 26; Site Plan approval to remove a portion of an existing warehouse (reducing it by 7,450 square feet) and construct a new 9,600 square foot shop building; Revised plans and reports submitted.

BA19-27 ; 940 Highway 33 East, LLC; 940 Highway 33; Block 168, Lots 8.04 & 11; Subdivision approval to allow two existing single family homes – currently on one lot- to two separate lots to correct inconsistency; Response to Board engineer.

BA18-11A; Keystone Novelties Distributors LLC; 1002 U.S. Highway 9; Block 137, Lots 53.01; Temporary use permit to allow the applicant to set up a tent for retail sales of NJ legal sparkling devices from 6/22/2020 to 7/5/2020 and 6/21/2021 to 7/5/2021 for 9 am to 9 pm daily.

BA20-105; Keystone Novelties Distributors, LLC; 1175 State Route 33; Block 183, Lots 77 & 77.01. Temporary use permit to allow the applicant to set up a tent on the property for retail sales of NJ legal sparkling devices from 6/22/2020 to 7/5/2020 and 6/21/2020 to 7/5/2021 from 9 am to 9 pm daily.

BA13-04A; Oakerson 33 Associates LLC; Hwy 33 at intersection of Oakerson Road; Block 169, Lot 1.11; Approval to convert use of bldg. 5 from flex use to office/admin building for the Autism Center who is the current tenant of buildings 1-5.

Environmental Commission Agenda
Township of Howell

BA 19-09; Ideal Chiropractic Center; 2907 U.S. Highway 9 North; Block 118; Lots 1.01 and 2; Approval for proposed 28 space curbed asphalt parking lot and legalize existing residential apartment to remain in commercial zone; Additional items submitted for completeness.

BA 19-26; Oak Glen Road, LLC; Oak Glen Road; Block 42, Lots 23 & 24; Use Variance and Site Plan Approval to construct a two story 14,641 s.f. office building and related improvements. Additional items submitted for completeness.

Correspondence:

Letter of Interpretation Application; Hulses Road, Block 106, Lot 5.

Incident Notification: 149 Yellowbrook Road; exceeded total nitrogen limit permit. (March 13)

NJDEP Permit ; NJPDES/DSW General Permit Authorization under General Groundwater Petroleum Product Cleanup (B4B) Permit issued to allow discharge of treated water through 11 discharge outfalls into Marsh Bog Brook; Manasquan River, Bear Swamp Brook; North Branch Squankum Brook; Groundhog Brook, Polypod Brook.

Report on Sub-slab soil gas samples at Landmark Cleaners at Aldrich Plaza site; 4031 U.S. Hwy 9.

Incident Notification: 149 Yellowbrook Road, exceeded total nitrogen limit permit discharge to groundwater. (Apr. 8)

Response Action Outcome; Ardmore Plaza and Freehold Lumber Co.; 1150 Route 9; Block 137 Lots 36, 43, 43.01 & 45

Incident Notification: 361 Yellowbrook Road; Chlordane contamination detected in soil samples. (Apr. 23)

Incident Notification: 6870 Route 9; Car leaked motor oil after damage during towing. (May 4)