

PLUMSTED TOWNSHIP LAND USE BOARD

July 18, 2017

A regular meeting of the Plumsted Township Land Use Board was held on Tuesday, July 18, 2017 at 7:30 p.m. in the Municipal Building with the following members present:

AB Douglas Hallock, Chairman
AB Michael McGuire
X Wendy Galloway
X Ronald Dancer
X Robert Minter
X Robert Hardy, Vice Chairman
____ (Mayor's Designee)
X Glenn Riccardi

AB Eric Sorchik
X Jack Trotta, Mayor
AB Dominick Cuzzo, Alt #1
____, Alt #2
X Robert Bowen, Alt #3
X John Neyenhouse, Alt #4
X John Mallon, Engineer
X Gregory McGuckin, Attorney

Vice Chairman Hardy opened the meeting for the Plumsted Township Land Use Board. Attorney McGuckin read the Open Public Meetings Act.

RESOLUTIONS:

The following Resolution was read and adopted.

2017-04

Venue at Crosswicks Creek, Granting Preliminary Major Subdivision and Major Site Plan Approval, Phases 1-9, and Preliminary and Final Major Site Plan Approval, Phases 1-3, Lennar Plumsted, LLC, Block 40, Lots 1, 10 and 18.

A motion was made to accept Resolution 2017-04 as read, by Mayor Jack Trotta and seconded by Mr. Robert Minter. The resolution was accepted by a roll call vote of the supporting members in attendance.

Old Business:

None

New Business:

Minor Subdivision, Block 40/Lot 4 and Site Plan review for sewer treatment plant.

Mayor Trotta stepped down before the hearing began. Dennis Kelly from Gilmore and Monahan on behalf of the applicant, Plumsted Township, presented testimony from Mr. John McKelvy, PE of T&M Associates. Mr. McKelvy was sworn in. Mr. Mallon gave the overview of the application, this is a minor subdivision and a site plan for the sewer treatment plant and sewer system. Block 40, Lot 4 for the minor subdivision. No Variances required for this project, there is a waiver for sidewalk and a waiver for curbing in accordance with the County. A waiver of the fees because the applicant is Municipal.

Mr. McKelvy's credentials were accepted by Board Vice Chairman Hardy. He proposed that the Township and MUA are to construct a gravity sewer collection system, pump station and waste water treatment plant to serve downtown New Egypt area of Plumsted. The pump station is to be

constructed at the rear of the municipal parking lot on Evergreen Road. That is the low point of the gravity system. It will be sized to handle an initial flow of about 320,000 gallons per day. And will be able to handle future flow of an additional 280,000 gallons per day. It will have a generator, controls for the pump station in approximately a 15' x 20' brick building. The pump station will convey sewage flow through an 8" forced main for approximately 7700 feet up to the waste water treatment plant to be located on Route 537. The proposed water treatment plant lot is a 3.3 acre site. The plant is designed to meet stringent DEP effluent limitations. The type of plant will be a membrane bio-reactor based facility with metals removal. The treatment equipment will be housed in an 80' x 40' structure which will have a barn building type appearance. The treated effluent will be discharged under a permit that the authority has received and will be discharged to Crosswicks Creek.

Mr. Michael Richard Thomas, PE, a group manager for T&M Associates presented his credentials to the Board. His expertise is storm water management and site development design. Mr. Thomas was presented as a licensed professional engineer and an expert in his field. Mr. Thomas began with explaining sheet A-1 to be an over-all view description of the site plan, sheet 2 of 2 is the proposed waste water treatment plant. 933 Monmouth Road, Block 40, Lot 4. And shows the overall subdivision of the property. The subdivision will propose lot 4.01 to be 34.479 acres, and the smaller portion where the sewer treatment plant to be located will be lot 4.02 with acreage of 3.31 acres. A couple easements proposed will be a 7' wide right of way dedication easement along Monmouth Road per the Ocean County Planning Board extends towards the Crosswicks Creek past the site lot for any future improvements that might be needed along the right of way. A new 20' wide dedicated sanitary sewer/utility easement along the south and east along lot 4.01 which is intended for the new forced main that will be coming up Evergreen Road. It will also include the utility connections such as water, electric, and gas to be provided to the water sewer treatment plant. The flea market will remain intact. No variances are requested for the waste water treatment plant. In regards to the waiver for curbing and sidewalk, the County *does not* want a sidewalk but would like the existing 325' of curbing to be replaced because of wear and tear. There is a small existing nonconformity which is located on the balance of the lot 4.01 site for building frontage. The existing Lot (4) four was already conforming with zoning requirements. T&M Associates has provided written descriptions of all easements that are being proposed for the property as well as striking new meets and bounds for the new lot 4.02 which is being proposed.

Mr. Mallon requested to file this by deed with a reduced copy of the final subdivision map.

Open to the public: Hearing none Vice Chairman Hardy closed this portion of the discussion.

A motion to approve the proposed subdivision as presented was made by Mr. Minter and seconded by Ms. Galloway. A roll call vote of all ayes for those members who heard the testimony was taken.

The next portion of the presentation to be heard was broken down into three parts. The first being the waste water treatment plant on the site, the second is the pump station portion, and the third is the entire web of the collection system which drains toward the pump station and eventual the forced main to the treatment plant. A prep of site work plan was shown as there are some relatively steep grades on the property. A grading plan with one retaining wall to accommodate the WWTP. A wide driveway opening will accommodate any maintenance or delivery trucks as well as during construction. The perimeter around the WWTP will be 24' wide drive isles.

Parking onsite will accommodate 5 spots, the area and building will be ADA compliant. A generator is proposed and will be located on the north side of the building. A retaining wall will be in place for the storm water management, Ocean County planning board and NJDEP requirements for the site. A 10' black vinyl fence will be around the facility with a gate that locks for security measures. An impervious liner will be installed at the bottom of the basin. The purpose is keep the storm water from mixing with the ground water. Both the treated effluent line and the collected storm water after it's treated will be discharged into the County system and then into Crosswick's Creek. Discussion of the pump station located in the existing parking lot area off Evergreen Road, and the web collection system was presented.

Mr. Neyenhouse further discussed the easements for the utilities crossings as well as tree removal and landscaping plan. Mr. Hardy asked about what safeguards were in place for backups such as generators and pumps.

Open to the public:

Talba Warner asked about the construction schedule for the sewer lines as it will affect the operation of her parent's flea market. It was explained that the lines and construction will be well to the south of the entry gate and will not affect the market's business. Talba also asked if the restrooms and her parent's home would be able tie into the sewer line. She was told they are talking and working out the best way to do so.

No further comments from the public. Public portion was closed.

A motion to determine if the courtesy application on the pump station and proposed sewer treatment plant are consistent with the Township's Master Plan was made by Mr. Riccardi and seconded by Mr. Minter. The vote was unanimous.

Discussions from the Board:

Mr. Dancer stated there is a requirement in the municipal land uses law for a capital project such as this to be discussed by the Land Use Board. If a planning board has adopted a Master Plan, which was done on October 4th of last year, the Township should have an Ordinance (2017-15) which appropriates a public expenditure of funds concerning a capital project that has been addressed in the master plan. Mr. Dancer said, procedurally we are correct and wanted to provide the Ordinance information to the members of the Land Use Board. The Bond council would like a recommendation that the capital improvement is consistent with the Master Plan. The Board secretary will provide copies of the Ordinance to the member's before the next meeting date of August 1st.

No further discussion

Vice Chairman Hardy asked if there was any further business to be brought before the board. Being none, a motion to adjourn was made and seconded. Carried by all ayes.

Respectfully Submitted,

Joan Gruca