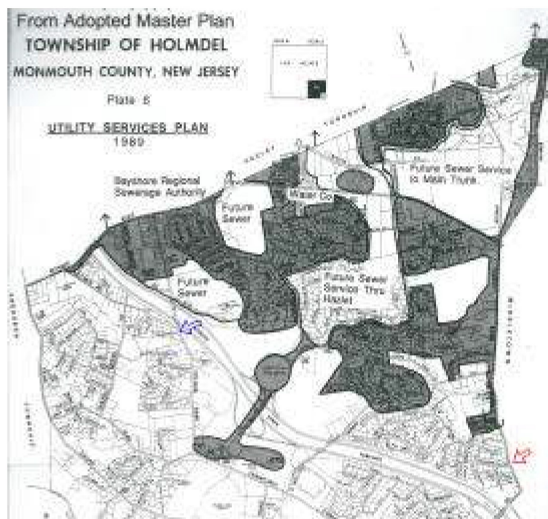


The installation of sewer service has a dramatic impact on the land in many ways. It can mean that farm land is lost to development ... which surely means more impervious cover will occur along with non-point source pollution discharging to our reservoir ... which means the natural water flow will be disrupted leading to random flooding ... and will increase the export of freshwater out of basins lessening the supply of water to meet needs and protect natural resources.

WHEN INFRASTRUCTURE IS EXTENDED DEVELOPMENT WILL FOLLOW
A BRIEF HISTORY IN HOLMDEL

- 1957 200 houses built in the Old Manor section of Holmdel on 1/3 acre lots.....lots on land of insufficient depth to seasonal high water table (1' to 4') were not large enough to sustain septic systems.
- 1958 Citizens group petitions the Township for one acre zoning – effort supported by Bell Labs/ ATT who was, at the time, exploring the possibility of building a facility in town. A Mr. Singleton from ATT gave testimony at Township Committee meetings in favor of larger building lots.
- 1967 Construction of sewer system begins in Old Manor.
- 1960 ATT began construction. The entire building was designed to use a “discharge to surface water” package treatment plant.
- 1969 Bayshore Regional Sewer Authority was established (BRSA). Hazlet, Holmdel and Union Beach were the founding towns; (now consists of eight towns). All unsewered areas remain as discharge to ground water areas (septic) under control of Holmdel not BRSA.
- 1987 Water Quality Plan for Holmdel prepared by Havens and Emerson Engineers – Consulting Environmental Engineers.
- 1989 Holmdel’s Master Plan Utility Element is approved. The attached map shows ‘sewered areas’ and ‘future sewered areas’. The ‘future sewered areas’ does not include the East Area (which encompasses Country Woods) nor the West Area (which includes Manee Place, Lori and Dora Lanes, and South Beers St.).



Holmdel Master Plan - 1989

The West Area sits atop the Mt. Laurel/ Wenonah aquifer outcrop. This aquifer drains to the Swimming River Reservoir. Installing sewers in this area would deprive the reservoir of quantities of recharged water.

In the East Area, current septic systems in the steeply sloped Country Woods development are important for replenishing the water in the Mahoras Brook which flows through Tatum Park and two Holmdel Parks as is documented in the 2004 WMP.

THERE ARE ONLY THREE NJDEP APPROVED WASTEWATER MANAGEMENT PLANS

- 1990 1. Wastewater Management Plan Is prepared for Holmdel by Haven and Emerson. There is a conflict between Holmdel’s master plan mapping and WMP mapping done by Killiam Associates for the Bayshore Regional Sewer Authority.
- 1991 2. Bayshore Regional Sewer Authority Wastewater Management Plan, prepared by Killiam Associates, is adopted by NJDEP. Holmdel does not participate and there is no record of approval from the Holmdel TC. This WMP extended sewer service to parklands surrounding the Art Center. All unsewered areas in Holmdel remain under control of Holmdel and not BRSA.
- 1992 3. WMP amendment submitted by Holmdel regarding ATT Laboratories (Lucent) is adopted by NJDEP. The ATT “sole source” dedicated sewer service line with limited piping capacity is approved by the TC with the proviso that it only serve the “Facility” – that is, not the whole property of 473 acres. The Township High and Satz Schools, the Art Center and the Town Hall are also a permitted connection. Unfortunately, the maps prepared by the firm of Killian Engineering, for BRSA, showed the entire Bell Labs property to be a future sewer service area.



Bell Labs, AT&T, now Alcatel-Lucent

1992 The Orchard development of 345 townhouses, with a zoning exception for increased density due to COAH obligation, contains 6 units per acre with significant wetlands and could not be built with out sewer service. In total, with the ability to sewer, by 2000 there are 1256 homes north of Route 35 in Holmdel ... which equaled 22% of all housing in Holmdel on 12% of the land.



1996 The Governor signs an executive order switching control of the WMP from Holmdel to the county to create a county wide Waste Water Management Plan. Until this year, this is the only county in the state that is inserted between the DEP and the individual towns.

1997 Howard Schoor, of Schoor DePalma Engineering, proposes to build 550 homes with 13 detention basins on the 416 acre 'Chase' property. He is willing to pay for the main sewer trunk line to serve these homes.



1998 Bayshore Regional Sewer Authority submits plans to the County and NJDEP and holds a public information meeting at the High School presenting a proposal to sewer all of southern Holmdel ... First, extending sewer lines to serve the 550 homes on the Chase tract, then serving the 186 homes on the Inverness tract (92 acres south of Rte 520), and finally serving a potential of 420 age-restricted town houses on the 210 acre of the HMF property on both sides of Route 34, just north of 520.



In 1999 there were four potential high density projects that could have been built in southern Holmdel with sewer service.

1998 At the end of a Planning Board meeting in April, a proposal surfaces to change the Status of Southern Holmdel from an environmentally sensitive PA5 rating in the State Development and Redevelopment Plan to a Regional Center Designation – a lesser PA2 rating in order to sewer the area. This would have created a City Center twice the size of Red Bank in Southern Holmdel.

- 1998 Citizens for Informed Land Use organizes and prevents the Holmdel Planning Board from approving these changes. CILU lobbies to support the creation of Open Space and Preserved Farmland on the Chase property. *When land is developed some things are lost forever !*
- 1998 Resolution is passed by the Planning Board approving the Woods development – 169 units on Laurel Avenue north of Route 35. To meet COAH obligations, townhouses are accepted averaging 5 units per acre with significant wetlands. This can not be built without sewer service.
- 1999 A township wide survey is conducted receiving 2080 valid household responses ... roughly 3/4 of the respondents want to use the Chase tract for open space and a majority do not want sewer lines extended.
- 1999 A court case is filed by Chase and HMF and heard at two levels in the NJ Courts. The intent is to overturn Holmdel's base zoning of a minimum of four acres on these properties in Southern Holmdel. Holmdel won the case on appeal. The consistency of all Township Plans in excluding sewers in environmentally sensitive areas of town allowed the township to sustain in the Courts its four acre zoning of southern Holmdel.
- 1999 Chase drops plans to sell land to a developer and enters into negotiation arranged by Sharon Burnham of the Monmouth Conservation Foundation to preserve the lands as Open Space and Farmlands in perpetuity.



- 2001 June- Chase tract preserved at a cost of 19 million and funded by a coalition of non-profits and government agencies that included: State Farmland Preservation Program, Green Acres Program, Monmouth Conservation Foundation, Monmouth County, Holmdel Township and Friends of Holmdel Open Space.
- 2002 Hydrologist John Trela, Ph.D, prepares, at the request of the Township Committee, an updated WMP for Holmdel. It is approved on October 21, 2002. The 2002 Wastewater Management Plan is a document that limits our growth to the Natural Carrying Capacity of the Land. It is a key element in Holmdel's 2004 Master Plan and is consistent with the previous 1993 and 1987 Master Plans

