

Monmouth County Planning Board



2010
Annual Report

 New Jersey's
Monmouth County
The Place You Want to Be

2011 Board of Chosen Freeholders

Freeholders

Robert D. Clifton, Director
John P. Curley, Deputy Director
Lillian G. Burry
Amy A. Mallet
Thomas A. Arnone

2011 Monmouth County Planning Board

Members

Joseph Rettagliata, Chairman
Paul Kiernan, Jr., Vice-Chairman
Vincent Domidion II
Mollie Giamanco
J. Thomas Means
James Stuart
Robert D. Clifton, Freeholder Director
Lillian G. Burry, Freeholder Representative
Joseph M. Ettore, PE, PP, County Engineer

Alternate Members

Nancy Grbelja, Citizen Alternate No. 1
James Giannell, Citizen Alternate No. 2
Thomas A. Arnone, Freeholder Alternate Representative
Richard P. Kucinski, PE, Alternate to the County Engineer

Executive Staff

Robert W. Clark, PP, Director of Planning
Bonnie Goldschlag, PP/AICP, Assistant Director of Planning
Geri Elias, Secretary to the Board
Mark R. Aikins, Esq., Counsel to the Board

Cover photo:

Sandy Hook Light House, New Jersey

Monmouth County Planning Board

2010 Annual Report

CONTRIBUTING STAFF:

Russel Like

Project Manager

Leonard Ruggieri

Graphics

Robert W. Clark

Bonnie Goldschlag

Geri Elias

Editors

Table of Contents

Mission Statement	1
Significant Accomplishments	3
Planning Board Sections	19
Planning Board Revenue	28
2010 Board of Chosen Freeholders	29
2010 Planning Board Members	30
Staff and Advisory Committees	31

Mission Statement

The Monmouth County Planning Office is an active, results-oriented organization whose overall goals are to influence the process of growth and change in the County so that it works for all citizens and to safeguard the heritage of the County's current and future generations by encouraging the preservation of our natural landscapes and other valued resources and by promoting excellence in townscape design.

Guiding Principles

- Planning provides a process that assists citizens and community leaders in directing future changes.
- Planning will be more responsive and effective if it involves a broad cross-section of the County's citizens and business, academic, and civic leadership.
- Planning should facilitate the development of communities that offer citizens a high quality of life by meeting their need for a good job, an affordable home, efficient transportation, and access to leisure, recreational, and cultural opportunities.
- Planning recognizes that human needs can and must be met in harmony with nature.
- Planning acknowledges that the built environment is the product of many conscious decisions and has a profound impact on the way we live our lives. Our cities and towns should be beautiful as well as functional and should be designed with care and forethought.

What We Seek

- Foster the development of communities and neighborhoods that have a distinct character and identity and that offer the best possible conditions in which to live, work, shop, and play.
- Protect and enhance the County's important natural, historical, architectural, archeological, scenic and recreational resources.
- Manage and protect our bay and ocean shorelines and productive farmlands as special regional assets that play a central role in defining the County's character.
- Promote excellence in the design of the built environment as a way of improving the County's visual image and strengthening community life.
- Dedicate ourselves to some of the time-proven principles that produced the traditional American town.

Mission Statement

- Encourage the development of well-planned centers that contain homes, businesses, community facilities, and parks within walking distances of each other.
- Re-invigorate the public realm by providing lively, pedestrian oriented streets and spaces.
- Re-establish the downtown as the traditional center of commerce, culture, and civic activity.

Achieving Our Mission

- Maintain a challenging, creative, and cooperative working environment that attracts talented, committed professionals and helps them become more effective as practitioners and people.
- Provide the best possible service to our constituents by being accessible and accountable, by maintaining and demonstrating a high level of expertise, and by being a valued source of information and guidance that is clear and concrete, timely and relevant, and reliable.
- Anticipate emerging trends and issues and articulate choices and recommend directions for the future.
- Play a leading role in and act as a clearinghouse for the exchange and advancement of ideas that improve planning and our quality of life.
- Work with the State, other County agencies, and our municipalities to establish a coordinated and effective planning process.
- Work with the County's citizens and business, academic, and civic leadership to develop a shared and compelling vision of where we want to be and a strategy that describes the steps and resources needed to get there.
- Prepare a comprehensive County plan that provides a framework for municipal planning and for public and private actions that affect the County's development and redevelopment.
- Develop an appropriate program of planning, outreach, participation, and assistance aimed at achieving the vision and implementing the plan.
- Design and give priority to studies and initiative that will lead to real improvements in the lives of our citizens.

Significant Accomplishments

First-Time Homebuyers Program

The high prices of residential real estate can present challenges for first-time homebuyers interested in entering the housing market, but Monmouth County is able to provide these buyers with assistance. Monmouth County residents looking to purchase their first home but lacking the lump sum needed for a down payment and / or closing costs may be eligible for the county's First-Time Homebuyers Program (FTHB), which helps make it possible for them to become homeowners. The county receives funds for the program from the U.S. Department of Housing and Urban Development. The FTHB program is administered by the Division of Planning staff on behalf of the Board of Chosen Freeholders. To qualify for the program, a homebuyer must be a first-time homebuyer. Successful applicants must have resided in the county for at least one year prior to the application for assistance, have an income that is no more than 80% of the county median, and use the assistance to purchase a home located within Monmouth County.



Eligible participants must have a letter of commitment from a participating lender and be referred to the FTHB Program through the lender. If approved, participants receive a one-time deferred interest loan of up to \$10,000 towards their down payment and / or closing costs. The FTHB funds are an interest-free, deferred soft second mortgage. The first-time buyer must reside in the home for five full years following the assistance, or the loan must be repaid in full. The program accepts applications on a first-come, first-served basis. In 2010, sixty-six first-time homebuyers were assisted.

Homelessness Prevention and Rapid Re-Housing Program

Because of the economic crisis of recent years, some households have found themselves in danger of losing their homes. However, the county has been able to help many people avert homelessness by securing a \$1,240,040 Homelessness Prevention and Rapid Re-Housing Program (HPRP) Grant from the U.S. Department of Housing and Urban Development. Division of Planning staff administers the program on behalf of the Board of Chosen Freeholders.

The purpose of the HPRP is to provide homelessness prevention assistance to households who would otherwise become homeless. The funds were used to pay rent and utility arrears, as well as rent and utility payments, for a maximum of 6 months of assistance (limited to \$6,000.00); payments were made directly to landlords and utility companies. These funds were available to rental households whose household income was at or below 50% of the area median income. Through the program, 377 Monmouth County households received vital assistance during 2010. The HPRP is funded through August 2012, or until funds are exhausted.

Significant Accomplishments

Ramanessin Brook Watershed Restoration

The Ramanessin Brook Restoration grant is a multi-year, multi-phase, New Jersey Department of Environmental Protection grant to improve water quality in the Ramanessin Brook watershed. The grant provided \$1,383,000 in funding for the installation of structural and non-structural Best Management Practices (BMP). Project partners include the Monmouth County Planning Board, the Monmouth County Park System and the Holmdel Township Board of Education.

During 2010, Phase 1 transformed a paved courtyard at the Village Elementary School in Holmdel into four functional rain gardens. A rain garden is a low impact stormwater control BMP that uses grading and vegetation to collect, absorb and infiltrate stormwater, reducing run-off and lessening the negative impacts to nearby waterways. The rain garden construction phase cost \$128,959 and was completed during the summer recess. Plantings were installed by students in September, offering an opportunity for hands-on learning and curriculum expansion.

The New Jersey Section of the American Water Resources Association designated the Village School Rain Garden project as their 2010 Excellence in Water Resources Protection and Planning award recipient. The American Society of Landscape Architects New Jersey Chapter also recognized the project with their 2010 Environmental Enhancement Award. Phase 2 restoration projects are being planned for Holmdel High School and the Monmouth County Park System's Holmdel Park.



Students planting in the rain garden

Significant Accomplishments

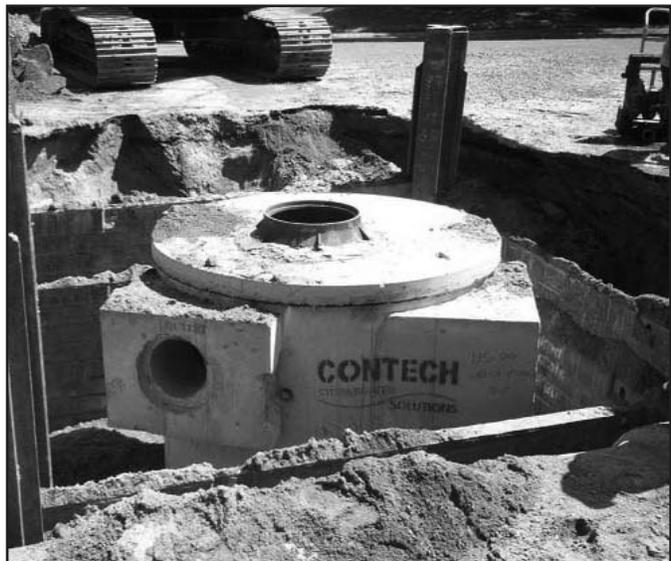
Wreck Pond Stormwater Treatment Devices

The New Jersey Department of Environmental Protection (NJDEP) awarded Monmouth County a \$1.2 million grant in November 2006 for water quality improvements to Wreck Pond. The grant is administered through the Monmouth County Planning Board with project management provided by the Monmouth County Division of Engineering. The source of the NJDEP funding was Corporate Business Tax-Grants in Aid (\$1 million) and the 1985 Wastewater Treatment Bond Act (\$200,000).

During 2010, a total of 14 stormwater treatment devices were installed at priority outfalls in the Wreck Pond watershed. The devices were designed to capture sediment carried by stormwater run-off and thereby further improve water quality in Wreck Pond. The 14 outfalls are located in four municipalities: Spring Lake (8), Sea Girt (2), Spring Lake Heights (2), and Wall (2). The final phase of this project will include post-installation monitoring to measure the effectiveness of the treatment devices.



*Wreck Pond and bathing beaches at Spring Lake
Source: Monmouth County Health Department*



Manufactured Stormwater Treatment Device being installed.

Significant Accomplishments

Monmouth County Energy Action Plan Underway

The Monmouth County Planning Board was designated by the Board of Chosen Freeholders as the lead agency for the preparation of the *Monmouth County Energy Action Plan*, a long-range energy strategy for the county. The Freeholders also created the Greenhouse Gas Reduction Advisory Committee (GHGRAC), made up of public and private citizens, to assist the Planning Board. During 2010, the GHGRAC Plan Subcommittee completed



Manasquan Reservoir Environmental Center Solar Panels.

their review of numerous local government energy and climate action plans and made several important recommendations for the direction of the *Monmouth County Energy Action Plan*. One recommendation was to adopt a mission statement and goals. The GHGRAC adopted the following *Energy Action Plan* mission statement at their November 2010 meeting:

Monmouth County will work cooperatively with state agencies, municipalities and other stakeholders toward reducing greenhouse gas emissions, increasing energy efficiencies and exploring alternative sources of energy to help meet New Jersey's Climate Stabilization Goals.

This mission statement led to the identification of six policy areas for which goals and objectives could be developed: Operational Energy Demand, Clean Energy Sources, Transportation, Land Use, Economic Development, and Education and Outreach. Accordingly, goals and objectives were developed for each policy area and they are guiding plan development.

The following elements will be incorporated into the final plan:

- A background study of energy issues, science and policy
- A review of state, federal and county energy initiatives
- An inventory and analysis of county energy usage
- Proposals for further improvements in energy efficiency
- Reductions of GHG emissions

Completion of the plan is expected during 2011.

Significant Accomplishments

Inventorying County Brownfields

Brownfields are industrial sites with existing or perceived contamination problems that could have an impact on their use or reuse. When development occurs on brownfield sites, then fewer undeveloped sites need to be disturbed to accommodate the growth of the economy or the population. Therefore, it is a county and a state priority to facilitate the reuse of brownfield sites. In the spring and summer of 2010, with the assistance of interns from two New Jersey colleges, planning staff began a multi-phase, county-wide brownfields inventory project. The goal was to develop a comprehensive database of existing brownfield sites available for redevelopment in Monmouth County. The first phase of the project involved the compilation of existing state agency data into individual municipal inventories for one



*Brookside Assisted Living Facility, before and after clean-up
(Manalapan Ave., Freehold)*

pilot region of the county: the Bayshore. These inventories were sent to the municipalities for their review and comment. The municipalities identified additional sites that merited inclusion in the inventory, as well as sites that should be deleted.

The second phase of the project involved the compilation of inventories for all remaining municipalities and subsequent editing of the data based on municipal responses. The inventory was loaded into a geographic information system (GIS) database and municipal maps were created that highlight the locations of the brownfield sites. Additional countywide maps indicating brownfield site concentrations by municipal zoning were developed as visual marketing tools. A sample brochure layout was also created that could be used by the municipalities to promote their brownfield sites to developers.

In the fall of 2010, a third-phase expansion of the inventories was initiated; this phase included additional locally provided information and refinement of the maps. During 2011 the inventory will continue to be revised and updated, as new information is procured from local and state agencies. The project will be further expanded to coordinate with the County Division of Economic Development and the State Brownfields Program to assist in their efforts to promote the reuse and redevelopment of Monmouth County's brownfields.

Significant Accomplishments

Adoption of the Corridor Management Plan for Upper Freehold Historic Farmland Byway

Scenic byways highlight transportation corridors that have outstanding scenic, natural, recreational, cultural, historic or archaeological significance. They showcase the uniqueness and diversity of the state and tell stories about New Jersey's history, heritage, recreational opportunities and beauty.



In 2006, Planning Board staff provided technical assistance to Upper Freehold and Allentown to earn Scenic Byway designation from the New Jersey Department of Transportation for the Upper Freehold Historic Farmland Byway, which captures the unique agricultural, historical, environmental and cultural ambiance of the extreme southwestern section of Monmouth County. Subsequent to the byway designation, the Monmouth County Planning Board, with assistance from the local byway committee and DOT, applied for and received a national scenic byway discretionary grant for \$115,880 to develop a corridor management plan for byway implementation.

Development of a scenic byway Corridor Management Plan for the Upper Freehold Historic Farmland Byway is required for participation in both the New Jersey Department of Transportation's Scenic Byways program as well as the National Scenic Byways program. It is also required in order to create signage marking the designated roadways as being part of the official byway route. Since 2009, Planning Board staff has contributed time and technical assistance to the local corridor management plan team in developing the plan for the byway. The corridor management plan was adopted by the Monmouth County Planning Board as well as Upper Freehold and Allentown in 2010.

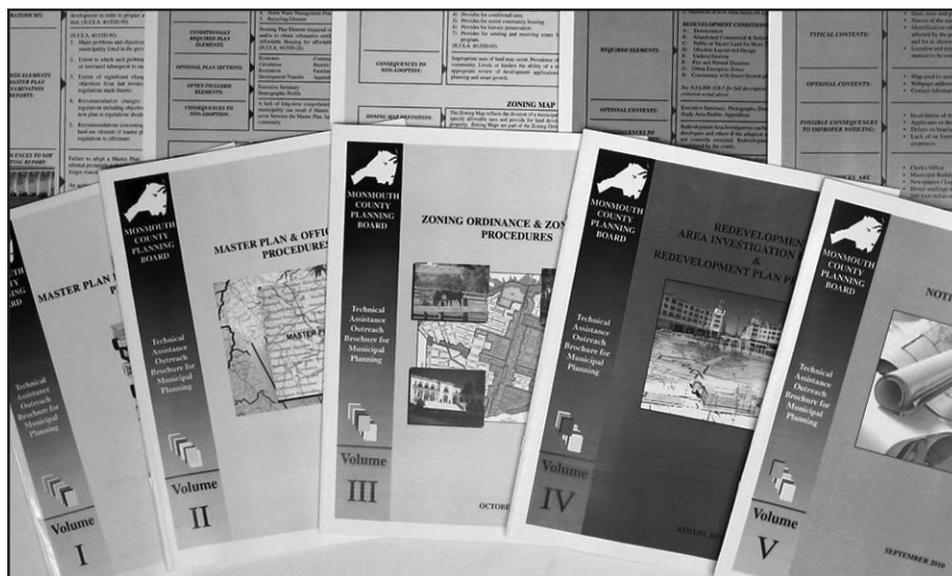
The corridor management plan is to be used as a tool to work towards attainment of the host communities' vision for the Byway. The plan will help to protect, enhance and promote the intrinsic qualities that comprise the byway, and will provide residents and visitors alike with the means to explore and share in this area's rich heritage. Recommendations contained within the plan advise Byway host communities as to the best opportunities for increasing general awareness of the area's historic, scenic, natural, recreational and cultural resources, fostering economic development that is in keeping with preservation efforts, providing access to federal resources, and protecting the resources along the Byway.

Significant Accomplishments

Technical Assistance Outreach Brochure Series Completed

The staff of the Monmouth County Planning Board has developed a series of Technical Assistance Outreach Brochures on municipal planning subjects over the last several years. In the fall of 2010, the Monmouth County Planning Board released the final issue in this series. The brochures are intended to help citizens better understand the local planning process. The outreach brochures have become an invaluable resource for practitioners of municipal planning, including planning board and zoning board of adjustment members and governing bodies. The five-volume series serves to reinforce practitioners' understanding of stronger plan and notice procedures, promote best planning practices, identify common pitfalls experienced during the municipal planning process, and deliver technical resource assistance to municipalities and the public.

All five brochures are available in print form and may also be found at www.visitmonmouth.com. The series includes the following brochures:



- *Volume I: Master Plan Reexamination Report Procedures*
- *Volume II: Master Plan & Official Map Procedures*
- *Volume III: Zoning Ordinance & Zoning Map Procedures*
- *Volume IV: Redevelopment and Area Investigation Reports & Redevelopment Plan Procedures*
- *Volume V: Noticing Procedures*

Significant Accomplishments

Coastal Monmouth Plan

For planning purposes, the Monmouth County Planning Board has divided the county into five regions. Plans for two of the regions - the Bayshore and the Western Monmouth Regions - were previously completed and adopted by the Planning Board as elements of the county master plan. Work continued in 2010 on two of Monmouth County's comprehensive regional plans: the *Coastal Monmouth Plan* and the *Panhandle Region Plan*.



The plan for the last one, the Central Region, will be completed in the future. Following are updates on the progress of the two plans which were underway in 2010.

Coastal Monmouth Plan Update: In 2010, the Monmouth County Planning Board completed and adopted the *Coastal Monmouth Plan* (CMP). The Coastal Monmouth Region is characterized by traditional downtowns and close-knit residential neighborhoods set against the natural beauty of the Atlantic Ocean coastline. The CMP is a regional planning study that strengthens mutual cooperation between communities by assisting decision makers and community leaders in identifying sustainability solutions for regional planning challenges. To help guide the study, the county established a Regional Collaborative, which included government officials, the business community, community stakeholders and other representatives from municipalities in the study area. The collaborative conducted workshop forums in which members were able to interact with one another and share their expertise in the fields of economic development, environment, arts/culture, and housing to address long-term sustainability issues. The plan's overall goal, as established by the Regional Collaborative, is:

"To create a Vision and Planning Strategy for the Coastal Monmouth Region by cooperatively addressing development issues on a regional scale in a manner that is sensitive to the region's unique coastal setting, diverse community character and critical environmental, cultural, and aesthetic resources."

More than thirty municipalities participated in this planning effort. Many of the plan's recommended alternatives or implementation strategies address economic or environmental sustainability needs. These strategies are summarized and compiled in a table referred to as the Planning Implementation Agenda (PIA). The *Coastal Monmouth Plan* provides municipalities and involved stakeholders with a "tool kit" of focused, locally-based implementation strategies placed within a regional implementation framework to help achieve sustainable goals. Because of the tools contained in the PIA, the end of the planning process will transition seamlessly to plan implementation.

Significant Accomplishments

Panhandle Region Plan

Work on the *Panhandle Region Plan*, which is funded through a Smart Future Planning Grant from the New Jersey Office of Smart Growth, proceeded through 2010 and completion is anticipated in the early summer of 2011. Since 2008, the four westernmost municipalities in Monmouth County, Allentown, Millstone, Roosevelt and Upper Freehold (collectively known as "The Panhandle Region"), have worked with planning staff and Maser Consulting, P.A to develop a regional plan that will guide the development of this region in the coming years. The four municipalities, which include both small, developed towns and large rural townships, share a common agricultural heritage. The area's farms, historic villages, rolling fields, and expanses of woodlands stand in stark contrast to neighboring suburban communities in central New Jersey. Maintaining its character in the face of pressure for change will be a challenge to this region. There have been numerous regional collaborative meetings with representatives of the region's municipalities and other stakeholders to help guide the planning process and develop the *Panhandle Region Plan*. Press releases, newsletters and a comprehensive project webpage at the Monmouth County Planning Board website at www.visit-monmouth.com help keep the public informed on this project.



Significant Accomplishments

Federal Stimulus Projects

In 2010, Monmouth County continued implementing improvements funded by the American Recovery and Reinvestment Act of 2009 (also known as ARRA, or the stimulus). Planning staff serves as the lead for a major ARRA grant program, the Energy Efficiency and Conservation Block Grant (EECBG). During 2010, the county made significant progress towards the implementation of EECBG-funded improvements which will decrease the county's energy expenses over the long term. The EECBG program is intended to reduce fossil fuel emissions and total energy use, improve energy efficiency in the transportation, building, and other appropriate sectors, spur economic growth, and create and/or retain jobs.

Monmouth County received \$4,225,800 of EECBG funds on a formula basis. Although these funds were allocated to Monmouth County, the county was required to plan for the use of the money and to submit a formal application to be eligible to actually receive the funds. Planning staff took the role of coordinator in the county's application for, and the county's use of, the EECBG funds. Planning staff conducted meetings with various county departments and the county administration, and determined that the county would use its EECBG funding for the installation of high-efficiency LED lights at traffic signals, the installation of solar electric panels on several county buildings, and replacement of boilers and chillers with higher-efficiency models at several county facilities.

EECBG funds are being used by three agencies: Buildings & Grounds, Engineering, and the Park System. As bids on several of the projects outlined in the original grant agreement came in significantly under budget, the county has identified additional energy-saving projects which can be implemented with the available funding, thereby helping to institute even greater long-term energy savings for the county.

The county is required by the funding agency (the federal Department of Energy) to meet several reporting requirements. Planning staff have been working, in conjunction with other county departments, to ensure that these requirements are met. Additionally, the county must submit multiple quarterly reports on the progress of grant implementation to the federal government. The planning staff has taken the lead role in coordinating this quarterly reporting process, which includes the departments directly overseeing the use of funds, as well as Finance and Purchasing. In addition, planning staff convened and administered monthly meetings of the departments using EECBG funds, as required by the Department of Energy.

Significant Accomplishments

Employee Commutation Survey

The Monmouth County planning staff conducted a survey of county employee commute and work-related travel patterns. The results of this survey are being incorporated into a broader analysis of county greenhouse gas emissions. In June 2010, all Monmouth County employees were invited to participate in a web-based survey of their commute and work-related travel patterns. The primary purpose of the survey was to gather information necessary to estimate the greenhouse gas emissions associated with Monmouth County employees' daily commutes and work-related travel. The survey asked employees where they live, which county department they work for, and the location of their regular workplace. The survey also asked employees about the nature of their commute - whether they drove alone, carpooled, took public transit, or used some other mode - and examined the ability and inclination of county employees to alter their commute modes.

A total of 1,337 people completed at least a portion of the commuter survey, comprising approximately 38 percent of all Monmouth County employees. Approximately 82 percent of respondents lived in Monmouth County, while 14% lived in Ocean County and 2% lived in Middlesex County. A total of 120 different home municipalities were reported. Downtown Freehold and the Kozloski Road complex in Freehold Township represented the two largest concentrations of respondent work locations, with 21 percent and 17 percent of respondents commuting to these locations, respectively. Approximately 84 percent of respondents lived within 20 miles of their work location, with 21 percent living within 5 miles. Forty-eight respondents (3.6 percent) indicated that they lived within one mile of their work place. Only 17 respondents (1.3 percent) indicated that they lived over 40 miles from their work location. About ninety-two percent typically drive alone to work. Fewer than 3% carpooled, and smaller percentages walked, bicycled, took public transit, or were dropped off by someone else.

The most frequently cited reason for employees' choice of their current commute mode was the lack of another viable option. Convenience and the need for a car at work were also important factors in deciding commute mode. When asked about the kinds of incentives that might entice them to use a different mode to commute, the largest number of respondents indicated carpool incentives such as gas cards and preferred parking (328 respondents). Over 200 respondents indicated that emergency ride home options, improved transit service and better information on commute options could influence them to use alternative transportation instead of driving alone. However, some respondents indicated that they were not interested in alternative transportation, regardless of the commuter benefits offered.

Significant Accomplishments

Model School Recycling Program

Although recycling has been mandatory in New Jersey since 1987, schools often lack separate recycling containers. Convenient placement of recycling containers, along with a review of their own school's recycling arrangements, can provide students with sound classroom lessons in accepting personal responsibility towards a sustainable environment. To assist school administrators, teachers, staff and students in determining the effectiveness of their own recycling arrangements, planning staff developed a "Model School Recycling Program." The program elements include education, collection (provision of properly identified containers in throughout the school), communication, and cooperation among administrators, teachers, students, and support staff.



Planning staff serve as the contact for this program, and have developed the approach during several years of working with local school recycling programs. Upon invitation from a public or private school, planning staff will first perform a walk-through of the school's buildings and grounds to determine placement of trash and recycling containers and regular waste management practices. Meetings are then held with administrative staff, teachers, students, and custodial staff. These meetings focus on how the school recycling program works and where there appear to be shortcomings, while stressing the importance of everyone's support and cooperation. Following the meetings, planning staff perform a "waste audit" to determine the effectiveness of the existing program and develop specific recommendations. This involves a week or more of inspecting the use and handling of all recycling and trash containers inside and outside the school buildings using simple check off forms, working with interested students and advisors. The continued success of the school's recycling program often ends up in the hands of the school's environmental club, student council members or a special "Green Team," providing students with the opportunity for a direct "hands-on" learning experience.

Schools implementing the Model School Recycling Program are offered a special recycling assembly program. During 2010, Model School Recycling Programs were implemented in nine schools in Holmdel, Keansburg, Long Branch, Tinton Falls, and Rumson. Recycling assembly programs were funded for each of the participating schools' students. Also during 2010, Model School Recycling Programs were initiated in eight schools in Howell, Deal, Wall and Freehold Borough.

Significant Accomplishments

Complete Streets: Bicycle and Pedestrian efforts

The term “Complete Streets” refers to the design and creation of roadways and related facilities which provide safe travel for all users, including such users as bicyclists and pedestrians, as well as motorists. Monmouth County has taken a leadership role in the state in developing a "Complete Streets" policy. Monmouth, as the first county in New Jersey to formally adopt such a policy, is committed to considering a wide range of users in the planning, construction and maintenance of transportation facilities. Monmouth County has historically supported alternative modes of transportation, especially bicycle and pedestrian initiatives, though the county has tended to emphasize the recreational aspect of trails. The Planning Board is now emphasizing the transportation aspects of bicycle and pedestrian facilities. In 2010, Complete Street-type efforts included:

- **Bicycling Map** - In 2010, planning staff updated the Monmouth County Bicycling Map, which is available both in print and on-line and is also being converted to a Google maps format.
- **2010 Summit** - The Monmouth County Transportation Council, an advisory body to the Planning Board, hosted its 7th annual Transportation Summit in May 2010. The summit focused on non-motorized transportation and featured speakers from the New Jersey Department of Transportation, the Alan M. Voorhees Transportation Center at Rutgers University, and the North Jersey Transportation Planning Authority, as well as some local community transportation advocates.
- **Assisting with Community Planning** - There is a grassroots effort in Monmouth County for bicycle and pedestrian facility development. The municipalities of Red Bank, Ocean Township and Freehold Borough all received planning assistance grants from the New Jersey Department of Transportation to develop bicycle and pedestrian plans for their communities. Planning staff, along with county engineering staff, actively participated in these efforts by serving on the Steering Committees for all three plans.

These efforts inspired the Planning Board to apply for grant funding from the North Jersey Transportation Planning Authority to develop a Comprehensive Bicycle and Pedestrian Master Plan for the county. It is important to have a County Bicycle and Pedestrian Plan so that when road improvements are considered as a part of the development review process or as stand-alone road projects, they can be evaluated for bicycle and pedestrian improvements. The existence of such a plan will also further encourage individual municipalities to include bicycle and pedestrian plans as part of their circulation elements and to understand how they might connect to a broader system. Finally, the existence of a plan increases the likelihood of funding opportunities for bicycle and pedestrian facilities.

Significant Accomplishments

Monmouth County Transportation Audit And Sustainable Transportation Plan

Monmouth County was granted funding through the North Jersey Transportation Planning Authority (NJTPA) for a first-of-its-kind study, the *Monmouth County Transportation Audit and Sustainable Transportation Plan*, that will advise the county on how to reduce transportation-related greenhouse gas emissions. Work on the plan continued throughout 2010 and completion is projected for mid-2011.



Some specific highlights of the work done in 2010 include:

- Development and distribution of an employee survey to Monmouth County employees- A link to a web-based commuter survey was distributed by email to all Monmouth County employees in summer 2010. The primary purpose of the commuter survey was to gather information necessary to estimate the greenhouse gas emissions associated with Monmouth County employee commuting. The study, which is described in greater detail in its own section of this report, will provide Monmouth County with recommendations to decrease employee commute-related greenhouse gas emissions.
- Compilation and analysis of data on Monmouth County government fleet vehicle and equipment emissions - The Fleet Division of the Monmouth County Department of Public Works and Engineering and the Monmouth County Park System provided information on county-owned vehicle types and models, as well as on the fuel consumption of all vehicles in the county vehicle fleet and information on all emission-generating equipment used by the county. Analysis of the data gathered will generate recommendations for additional measures to reduce greenhouse gas emissions.

The Planning Board's *Sustainable Transportation Plan* complements the *Energy Action Plan* that is also being developed by the Planning Board. The two studies will provide a comprehensive look at greenhouse gas emissions and together will set Monmouth County on a course to meet the State of New Jersey's mandated statewide reduction of greenhouse gas emissions to 1990 levels by 2020 (approximately a 20 percent reduction), followed by a further reduction of emissions to 80 percent below 2006 levels by 2050.

Significant Accomplishments

Municipal Recycling Grants

The Board of Chosen Freeholders adopted an update to the county's *Solid Waste Management Plan* in March 2009. A major emphasis of the plan was to increase recycling efforts, making recycling more convenient and visible for local residents and businesses. In order to help local municipalities meet the goals of this comprehensive plan, which also included stricter state statutory requirements, the *Solid Waste Management Plan* included a "Municipal Recycling Services Improvement Grant" program which funneled some of the county's state recycling grant funds to local communities.



From left to right: John D'Amico, Jr., John P. Curley, Gerard P. Sharfenberger, Larry Zaayenga, Lillian G. Burry, Robert D. Clifton, Sam Posten, Amy A. Mallet

These competitive grants could be used to upgrade local recycling centers, provide recycling containers for public places or curbside recycling collection, or other worthy projects. In addition, some funds were reserved for any municipality seeking certification for a local Municipal Recycling Coordinator, in response to recent amendment of the NJ Recycling Act which mandated these local coordinators attend approved training courses to obtain accreditation as a "Certified Recycling Professional" by January 2012.

The Monmouth County Solid Waste Advisory Council, working with planning staff, developed guidelines for the application procedures, eligibility and evaluation, which were approved by the Board of Freeholders in July 2009. Formal announcement on the availability of the competitive Municipal Recycling Services Improvement Grant program was distributed to each municipality, with municipal applications to be submitted before the end of the year. Twenty-nine municipal applications, requesting over one million dollars to fund local recycling projects, were received.

During March 2010, twenty-six municipalities met the eligibility requirements and were invited to submit final detailed applications. As county funds were limited, most applicants were asked to provide some municipal funds towards their local recycling projects. By September 2010, twenty-five applications were approved, totaling over \$671,000. Applications were approved to improve municipal recycling depots for use of local residents and small businesses and to purchase recycling containers designed for use in parks, downtowns and other public places, and to purchase specially designed containers to be distributed to residents for curbside recycling collections.

Planning Board Sections

Management

The Management Section is comprised of the Director, the Assistant Director, and the Administrative Secretary.

One of the major roles of the Director and the Assistant Director is setting long and short term planning goals and objectives for the office that are reflected in the work programs of each section and making sure that they are carried out by staff on a daily basis. Another major responsibility is to establish procedures to address new programs, responsibilities and countywide policies.



*Left to right: Administrative Secretary Geri Elias,
Director of Planning Robert W. Clark and
Assistant Director of Planning Bonnie Goldschlag,*

Management is also responsible for serving as facilitators and advocates for the Monmouth County municipalities concerning regional planning initiatives such as the *Western Monmouth Development Plan*, the Bayshore and Coastal Region plans, cross acceptance of the *State Development and Redevelopment Plan* and the county's *Wastewater Management Plan*. In addition, they sometimes serve as project directors for major regional planning studies and initiatives. Other duties of the Director and Assistant Director include working on special projects for the Board of Chosen Freeholders such as the MOM rail project, Regional Studies and any other requested projects. Further, they each serve on many committees, including the Development Review Committee, the Amendment Review Committee, the Stormwater Technical Advisory Committee, the Monmouth Coastal Watershed Partnership, the Community Development Committee and the Monmouth-Ocean Development Council.

The Administrative Secretary assists the Director and Assistant Director with the administration of the office and serves as the Secretary to the Monmouth County Planning Board. The Director, Assistant Director, and the Planning Board Secretary serve as the Executive Staff to the Planning Board and perform a variety of tasks to help the Board run smoothly and efficiently. The Administrative Secretary is also responsible for such tasks as handling payroll, timekeeping, purchasing and other related administrative items.

Planning Board Sections

Clerical

The Clerical Section provides secretarial support to various sections within the Planning Board. This includes maintaining databases, preparing correspondences and mailings, photocopying, and assisting planning staff with events, workshops, committees and councils. They are also responsible for screening and directing incoming calls, greeting and aiding visitors and collecting and tracking the sales of aerials and Planning Board publications.



Standing left to right: Sabrina Dunn, Carole Hunt, Debbie Luby

Community Development

The Community Development Section administers the Federal Community Development Block Grant (CDBG) program on behalf of the Board of Chosen Freeholders. The section works with participating communities and various non-profit agencies on a variety of activities that benefit low and moderate-income households. The county's yearly CDBG grant of approximately \$3,000,000 is used for the county's Housing Improvement Program, Fair Housing Board and Office, the Emergency Home Repair Program, and for nonprofit and municipal projects.

The Housing Improvement Program, administered by planning staff, provides housing improvement assistance to low and moderate income homeowners for structural, roofing, heating, plumbing, and electrical improvements and lead abatement. In addition, the CDBG program rehabilitates homes under the Mount Laurel Home Repair Program for interested municipalities in our county. As an annual recipient of federal CDBG funds, Monmouth County is required to "affirmatively further fair housing." To comply with this requirement, the



Left to right: Doug Rice, Alison Domalewski, Ralph Apicelli, Sharon Ralfer, Ray Jarmer, Debra Dovedytis, Jim Pappas and Mary Gilmore.

Absent from photo: Virginia Edwards and Owen Redmond

Planning Board Sections

Monmouth County Fair Housing Board provides policy and guidance in compliance with state and federal Fair Housing laws to protect the rights of all Monmouth County residents. Section staff also administers the First-Time Homebuyers Program. Created in 1994 and funded by the U.S. Department of Housing and Urban Development, this program enables lower income families to purchase a home. The Community Development Section provides staff to the Fair Housing Board, Emergency Shelter Grant Resource and Allocation Committee, Community Development Committee and the HOME Program Project Selection Committee.

Development Review

The Development Review Section is responsible for administering the Board of Chosen Freeholders' adopted *Monmouth County Land Development Regulations*. The section reviews development applications that are submitted to the Monmouth County Planning Board and serves in an advisory capacity to the Planning Board's Development Review Committee (DRC). The DRC is empowered to take action on behalf of the Planning Board regarding approval of subdivisions and site plans affecting county roads and drainage facilities.



Left to right: Ed Sampson, Phyllis Harrington and Todd Ganghamer

The Development Review Section maintains a database of all proposed subdivision and site plans in the county. This information is available at the Planning Board office and on the Board's website.

Engineering

The Engineering Section is responsible for technical reviews of development review applications to determine impacts to county road and drainage facilities as well as for compliance with Monmouth County design standards. The section conducts site inspections, field measurements and photographic documentation to ensure a proper and complete review. Upon completion of the project, inspections are conducted to guarantee that the improvements were made in accordance with approved plans. *(continued)*

Planning Board Sections

The Engineering Section works closely with the Development Review Section and the Division of Engineering to coordinate the county's resurfacing program with developers' improvements to county roads.

In addition, the Engineering Section provides engineering reviews of federally funded Monmouth County Community Development projects and municipal stormwater management plans.



John Packowski

Environmental Planning

The Environmental Planning Section is responsible for the planning and implementation of a wide range of environmentally-oriented initiatives, with the goal of preserving and protecting the natural resources of Monmouth County. Staff provides technical and administrative support for the Monmouth County Environmental Council, an advisory body of the Monmouth County Planning Board, and various county agencies involved in environmental issues. The section also provides both technical and administrative support to the Wastewater Management Plan Amendment Review Committee (ARC) and the county's Greenhouse Gas Reduction Advisory Committee (GHGRAC).

Energy and Wastewater Management planning continued to be two major focal points for the Environmental Planning section during 2010. The Draft *Wastewater Management Plan* map was the subject of a public meeting and comment period during the latter half of 2010. Section staff and a Planning Board intern spent much of the year researching and drafting text for the county's *Energy Action Plan*. With the assistance of an intern, the second phase of the county inventory of energy use was completed for selected county buildings. Through grants administered by the Planning Board, energy audits of 12 county buildings were completed and retrofits and improvements were begun.

The management of regional planning initiatives and implementation grants intended to protect and restore the county's waterways continues to be a vital role of the Environmental Planning Section. Staff coordinates local and regional stormwater planning efforts, reviews municipal stormwater management plans and ordinances, and provides day-to-day administrative and technical support for the Planning Board's Stormwater Technical Advisory Committee (STAC). Staff also provides support to regional watershed and environmental planning groups.

(continued)

Planning Board Sections

Administration of the County Farmland Preservation Program, which preserves large, contiguous tracts of high-quality farmland, also is within the purview of this section. Staff assists municipalities in planning for farmland preservation, monitors local farming activities, and provides administrative and technical support to the Monmouth County Agricultural Development Board and the Right to Farm subcommittee.



"The Environmental Planning Section thinks globally and acts locally".

Left to right: Jessica Kubida, Amanda Brockwell, Turner Shell, Linda Brennen, Harriet Honigfeld, Ann Waters

Another role of the section involves public education and outreach. These efforts include offering workshops for municipal officials and local environmental commissioners, providing materials to educate children on such issues as non-point source pollution, and preparing educational brochures and studies on various topics related to planning from an environmental perspective. One such project begun in 2010 was an inventory of Brownfield sites in Monmouth County. With the assistance of two interns, the initial data base and mapping were prepared and municipalities with brownfields were contacted to review the information.

Environmental Planning staff regularly provide updates to committees and boards, the County Planning Board and the Board of Chosen Freeholders on proposed legislation and rules, environmental issues of concern, and a variety of environmental planning-related topics relevant to Monmouth County. Staff takes pride in remaining on top of the issues in order to keep Monmouth County clean, green and a great place to live and work.

Graphics

The Graphics Section provides creative support services to the various sections of the Planning Board, the Board of Chosen Freeholders, as well as other county offices. The section is responsible for the preparation of graphic materials including maps, charts, publications and displays. This section provides graphic assistance to the Board of Freeholders,
(continued)



Left to right: Aaron Townsend, Leonard Ruggieri, Mike La Rosa

Planning Board Sections

County Administrator, County Clerk, Finance, the Board of Elections, Building and Grounds, Economic Development and Tourism, Personnel, Public Works and Engineering, the Mosquito Extermination Commission, the Office on Aging, Historical Commission, Shade Tree Commission, the Prosecutors Office, Monmouth County Library, and the Office of Transportation. The Graphics Section also furnishes continual daily assistance to the general public by providing aerial photographs, all kinds of county maps and other types of general information.

Long Range Planning

The Long Range Planning Section is responsible for the preparation, adoption and implementation of plans and policies used to help guide decisions concerning future land use and physical development in Monmouth County. Its mission is to encourage and promote consistency and coordination between municipal, county, regional, and state plans and programs. This section is responsible for conducting regional studies that encourage municipal cooperation, promote public participation, and forge partnerships with community stakeholders to assist in addressing planning issues of regional significance.



Left to right: Joe Barris, Meghan Leavey

Section staff is also responsible for preparing and updating elements of the *Monmouth County Growth Management Guide*, and inventorying, reviewing and commenting on proposed municipal master plans, zoning ordinances and land development regulations. Other duties include providing professional evaluations on proposed planning-related public policy, support to county planning initiatives and projects such as the proposed Monmouth-Ocean-Middlesex (MOM) passenger rail project, the county wastewater management plan, and the scenic byway program.

Section staff present regular updates to the Planning Board on long range planning projects and serve as invited speakers and instructors at planning-related events, conferences and meetings. Public outreach efforts and the provision of technical assistance to our municipal partners are just some additional responsibilities assigned to this section. Through quality relationships with various municipal, county and state stakeholders, the Long Range Planning section strives for an enhanced quality of life and improved regional cooperation in Monmouth County.

Section staff present regular updates to the Planning Board on long range planning projects and serve as invited speakers and instructors at planning-related events, conferences and meetings. Public outreach efforts and the provision of technical assistance to our municipal partners are just some additional responsibilities assigned to this section. Through quality relationships with various municipal, county and state stakeholders, the Long Range Planning section strives for an enhanced quality of life and improved regional cooperation in Monmouth County.

Planning Board Sections

Research and Special Studies

The Research and Special Studies Section prepares, analyzes and disseminates demographic and economic data for a wide range of data users including municipalities, government agencies, businesses, non-profit organizations, hospitals, the media, libraries, schools, universities and local citizens. During a typical year, the section responds to numerous inquiries for demographic and economic data. This section also prepares numerous reports and publications. The most popular are:



Left to right: Russel Like and Laura Kirby

- *Monmouth County At-A-Glance* - a publication that profiles each of the county's 53 municipalities providing commonly requested demographic information;
- the *Monmouth County Planning Board Annual Report*; and
- the *Monmouth County New Residential Development Survey*.

Research and Special Studies staff is responsible for preparing the *Monmouth County Profile*, an annual report that assists the county in maintaining its AAA bond rating. Staff of this section also researches and prepares various other studies and reports, primarily of an economic or demographic nature, and engages in special projects, such as an analysis of the summer population of the coastal region of the county, a survey of the commuting patterns of Monmouth County employees, and the creation of a guide - currently under preparation - to the reuse of vacant retail sites.

Research and Special Studies staff has assumed a major coordinating role in Monmouth County's use of approximately \$4.2 million in federal stimulus funding, which was awarded to the county to further energy conservation and efficiency efforts. The section took the county through the grant application process and oversees the use of funds by several county departments. Section staff serves as the principal contact for the county with the federal Department of Energy and ensures that quarterly reporting requirements to the federal government on the progress of grant-funded initiatives are met.

This section coordinates the Planning Board's Annual Planning Award program. This includes preparation of the announcement, solicitation for nominations, review of submissions, presentation of submissions to Planning Board members, judging of submissions, and notification of award recipients. Finally, the section provides ongoing technical support to various municipal and county organizations.

Planning Board Sections

Solid Waste and Recycling

The Solid Waste and Recycling Section monitors waste management and recycling practices throughout the county. Through preparation and implementation of the state-mandated County Solid Waste Management Plan, the section helps municipalities, private waste haulers and facilities, schools, businesses and residents develop and support wise waste management practices. Through various publications, the section presents guidelines for those directly involved with recycling and waste disposal



From left to right: Larry Zaayenga, Fran Metzger, John Minton and Jim Brown

as well as for those looking for the best methods to "Reduce, Reuse and Recycle" the variety of products we use - and dispose - every day. The *Monmouth County Recycling Directory* is updated annually and some 40,000 copies are distributed each year. In cooperation with the County Health Department, the section completed an update to its *Waste Sites Map*, which provides summary information on old landfills and hazardous waste sites throughout the county.

Section staff present a variety of slide shows and workshops on backyard composting, landfill disposal, and other recycling topics. The section has developed a "Model School Recycling Program" to improve school recycling practices. Section staff conducts bi-monthly meetings for municipal recycling coordinators to help keep local government efforts up-to-date and in compliance with state requirements, and assists towns that submit annual recycling reports which qualify them for NJDEP grants.

Various grants administered by this section fund the county's "Clean Communities" program, which supports volunteer and municipal cleanup events on public properties, and other special service programs such as electronics recycling and paper shredding events. Section staff offer backyard composting workshops and help administer Municipal Recycling Service Improvement Grants, through which county funds are passed to local municipalities to upgrade local recycling efforts. Other duties of this section involve close working relationships with the Reclamation Center and Landfill, Health Department, and other county agencies to develop and budget for a variety of activities, including the Household Hazardous Waste Facility and dropoff events, scrap tire management, electronics recycling, conduct of the county's in-house recycling program, solid waste and recycling enforcement and permit reviews. The section provides staff support to the County Solid Waste Advisory Council.

Planning Board Sections

Transportation Planning

The Transportation Planning Section studies the interaction of transportation and land use issues affecting Monmouth County. The section compiles data, conducts studies to analyze the use and performance of highway and transit systems, facilitates public outreach and coordination on selected transportation issues, and maintains a close working relationship with local, state and regional transportation planners and agencies.



Left to right: Nora Shepard and Anthony Gamallo

The goals of the section are to reduce traffic congestion, provide effective and balanced transportation mobility solutions for all county residents and visitors, identify future transportation needs, and acquire funding to implement improvements to Monmouth County's transportation infrastructure.

The Transportation Section is responsible for managing and conducting a federally sponsored regional transportation planning grant program for Monmouth County each year.

Specific work includes: development of plans or strategies to reduce traffic congestion on county and regional roadway corridors; design and support for implementation of improved public transportation services; and consideration of the balance between vehicle, transit, bicycle, and pedestrian transportation needs and community quality of life issues.

Planning Board Revenue

The Planning Board generated \$142,704.86 in revenue for Monmouth County through the board's development review process and through the sale of planning documents, maps and aerial photographs. The revenue collected in 2010 from these sources is listed below:

Source	Amount Collected	Transmitted To
Development Review Fees	\$79,015	Finance Department (General Fund)
Development Inspection Fees	\$6,326	Finance Department (General Fund)
Developer Assessments (for improvements and future reconstruction of county drainage facilities)	\$52,661	Finance Department (Project Accounts)
Sale of planning documents, maps and aerials	\$4,702.86	Finance Department (General Fund)
TOTAL	\$142,704.86	

In addition, the Planning Board, through its development review process, obtained \$346,311 worth of improvements to our county roads and drainage facilities from developers. The Board also obtained rights-of-way valued at approximately \$343,400.

2010 Board of Chosen Freeholders



*Standing left to right: John D'Amico, Jr., Amy A. Mallet, Robert D. Clifton, Deputy Director, John P. Curley
Seated: Lillian G. Burry, Director*

BOARD OF CHOSEN FREEHOLDERS

Lillian G. Burry, Director

Robert D. Clifton, Deputy Director

John P. Curley

John D'Amico, Jr.

Amy A. Mallet

2010 Planning Board Members



Standing left to right: Joseph M. Ettore, J. Thomas Means, John D'Amico, Jr., Bonnie Goldschlag, Robert Clark, James Stuart, Geri Elias,
Seated left to right: Vincent Domidion II, Patrick Kiernan, Jr., Lillian G. Burry, Joseph Rettagliata, Mollie Giamanco, Mark Aikins, Esq.

MONMOUTH COUNTY PLANNING BOARD

Members

Joseph Rettagliata, Chairman

Paul Kiernan, Jr., Vice-Chairman

Vincent Domidion II

Mollie Giamanco

J. Thomas Means

James Stuart

Lillian G. Burry, Freeholder Director

John D'Amico, Jr., Freeholder Representative

Joseph M. Ettore, PE/PP, County Engineer

Alternate Members

Nancy Grbelja, Citizen Alternate No. 1

James Giannell, Citizen Alternate No. 2

Robert D. Clifton, Freeholder Alternate Representative

Richard P. Kucinski, PE, Alternate to the County Engineer

Executive Staff

Robert W. Clark, PP, Director of Planning

Bonnie Goldschlag, PP/AICP, Assistant Director of Planning

Geri Elias, Secretary to the Board

Mark R. Aikins, Esq., Counsel to the Board

Monmouth County Planning Board Staff

Management

Robert W. Clark, PP, Director of Planning
Bonnie Goldschlag, PP/AICP Assistant Director of Planning
Geri Elias, Administrative Secretary

Clerical

Sabrina Dunn
Carole Hunt
Debbie Luby

Community Development

Virginia Edwards, Section Supervisor
Owen Redmond, Assistant Section Supervisor
Ralph Apicelli
Alison Domalewski
Debbie Dovedytis
Mary L. Gilmore
Raymond Jarmer
James Pappas
Sharon Rafter
Doug Rice

Development Review

Ed Sampson, PP/AICP, Section Supervisor
Todd Ganghamer
Phyllis Harrington

Engineering

John E. Packowski, PE/PP, Section Supervisor

Monmouth County Planning Board Staff

Environmental Planning

Linda Brennen, PP/AICP, Section Supervisor

Amanda Brockwell

Harriet Honigfeld, PP/AICP

Jessica Kubida

Turner Shell

Ann Waters

*Kayla Connor (AmeriCorp Ambassador)***

Graphics

*J. Michael LaRosa, Section Supervisor**

Leonard Ruggieri

Aaron J. Townsend

Long Range Planning

Joseph Barris, PP/AICP, Section Supervisor

Meghan Leavey, AICP

*Zunilda Rodriguez, AICP**

Research and Special Studies

Russel Like, PP/AICP, Section Supervisor

Laura Kirby

Solid Waste & Recycling

Lawrence Zaayenga, PP, Section Supervisor

James Brown

Fran Metzger

John C. Minton

Transportation

Nora Shephard, PP/AICP, Section Supervisor

Anthony Gamallo

**Resigned in 2010*

***Joined staff in 2010*

Board of Chosen Freeholders Advisory Committees

AGRICULTURE DEVELOPMENT BOARD (MCADB)

Members

Joseph McCarthy, Chairman
William Potter III, Vice-Chairman
Richard Obal, Secretary
Martin Bullock
Charles Buscaglia
Gary DeFelice
Thomas Geran
Arthur Giambrone
Chester Halka
James Stuart

Alternates

Patricia Butch
Ross Clayton

Staff

Harriet Honigfeld, PP/AICP, Farmland Preservation Program Coordinator
Amanda Brockwell, Farmland Preservation Program Coordinator
Gil D. Messina, Special County Counsel

Board of Chosen Freeholders Advisory Committees

DEVELOPMENT REVIEW COMMITTEE (DRC)

Members

Paul Kiernan, Jr., Chairman

Joseph Rettagliata

Robert W. Clark, PP, Director of Planning

Joseph Ettore, PE/PP, County Engineer

Alternates

Vincent Domidion II, Alternate for Citizen Members

*James Giannell, Alternate for Citizen Members***

Bonnie Goldschlag, PP/AICP, Alternate to the Director of Planning

Richard P. Kucinski, PE, Alternate to the County Engineer

Staff

Edward Sampson, PP/AICP, Planning Staff Advisory

Todd Ganghamer, Planning Staff Advisor

John Packowski, PE/PP, Planning Staff Advisor

Phyllis Harrington, Planning Staff and Recording Secretary

Mark R. Aikins, Esq., Counsel

***Appointed in 2010*

Board of Chosen Freeholders Advisory Committees

ENVIRONMENTAL COUNCIL (MCEC)

Members

Michael Fedosh, Chairman
Joseph Reynolds, Vice Chairman
Ann Baker
Jennifer Di Lorenzo
Andrew Lucas
Thomas Means, Planning Board Representative
Wilma Morrissey
Catherine S. Oliver
*Edward P. Pitts****
Scott Thompson

Staff

Ann Waters, Planning Staff Advisor

****Deceased in 2010*

FAIR HOUSING BOARD (FHB)

Members

Scott R. Conover, Esq., Chairperson
Cheryl Finley, Vice-Chairperson
Toi Collins, Secretary
Michele Coleman
Marcella DiFedele, MS, LCSW
Kim Fiero, Esq.
Avery W. Grant
Diane G. Gray
Steve Heisman
Maria LaFace, Esq.
Rev. Susan P. Mamchak
Sue Moleon
Thomas F. Pivinski
Julius Ramsey
Gregg Tallman
Virginia Edwards (ex-officio)

Staff

Mary Lee Gilmore, Fair Housing Officer

Planning Board Advisory Committees

GREENHOUSE GAS REDUCTION ADVISORY COMMITTEE (GHGRAC)

Members

Elias Abilheira, Millstone Township Committee
Sashe Annete, Renewable Energy International
Carol A. Baker, Lincroft Village Green Association
Linda Brennen, PP/AICP, Monmouth County Planning Board
Patricia M. Butch, Monmouth County Agriculture Development Board
Robert w. Clark, PP, Monmouth County Planning Board
Michael Fedosh, Monmouth County Environmental Council
Robert M. Gerard, Birdsall Services Group
Bonnie Goldschlag, PP/AICP, Monmouth County Planning Board
Dr. Eugene Golub, Freehold Township/Civil engineer/Consultant
Nancy Grbelja, Mayor-Millstone
Adele Keller, Monmouth Conservation Foundation
Dr. Judith Kramer, The Climate Project
Bob Kudrick, NJNG
David Meirs III, Agricultural Community/Concord Stud Farm
Jerry Meyer, Business Owner
Michael Oster, Clean Energy Holdings
Thomas Pivinski, Monmouth County Div. of Aging, Disability & Veteran's Services
Jerry C. Popkin, Monmouth County Purchasing
Jack Purvis, Architect/Green Buiding Council
Gerry Ricciardi, JCP&L, A First Energy Company
Gerd P. Scharfenberger, Deputy Mayor Middletown
Julie Schreck, Mayor-Bradley Beach
Patricia Swannack, Monmouth University
John Tobia, Monmouth County Public Works & Engineering

SOLID WASTE ADVISORY COUNCIL (SWAC)

Members

Alan Stern, Chairman
William McMahon, Vice-Chairman
Mitch Boodey
*Valerie David***
Scott Johnson
Sid Leveson
Leo Lomangino
John Nalberczinski (continued)

Planning Board Advisory Committees

SOLID WASTE ADVISORY COUNCIL (SWAC) (continued)

Members

*Sam Posten***

Karen Simester

*Rich Throckmorton***

Staff

Lawrence Zaayenga, PP, Planning Staff Advisor and Secretary to the Council

**Resigned in 2010*

*** Appointed in 2010*

STORMWATER TECHNICAL ADVISORY COMMITTEE (STAC)

Members

John Mele, Chairman - Citizen Member

Linda J. Brennen, PP/AICP, Vice Chairman, Environmental Planning Section Supervisor

Robert W. Clark, PP, Director of Planning

Michael S. Fedosh, Monmouth County Environmental Council

Anne Marie Fournier, Monmouth County Health Department

Bonnie Goldschlag, PP/AICP, Assistant Planning Director

Ines Grimm, Freehold Soil Conservation District

Thomas McGrath, New Jersey Shore Builders Association

Sayed Moafi, Monmouth County Division of Engineering

Victoria Thompson, Monmouth County Mosquito Extermination Commission

Vincent Domidion, Monmouth County Planning Board

Alternates

Inkyung Engelhart, Monmouth County Division of Engineering

*Edward Pitts, Monmouth County Environmental Council****

Vincent Poulsen, Monmouth County Mosquito Extermination Commission

Timothy Thomas, Freehold Soil Conservation District

****Deceased in 2010*

Staff

Turner Shell, Planning Staff Advisor

Debbie Luby, Recording Secretary

Mark R. Aikins, Esq., Committee Counsel

Planning Board Advisory Committees

TRANSPORTATION COUNCIL (MCTC)

Members

Fred Brody, Chairman

Jeffrey Vernick, Vice-Chairman

Sam Alfano

James Allen

Betsy Barrett

Sean Collins

Gerard Del Tufo

Richard Dinan

*Corey Folta**

Barry Frost

Anthony Garaguso

Nancy Grbelja

Jeff Lee

Anthony Musich

Eric Nelson

Shital Rajan

Edward Zipprich

Staff

Anthony Gamallo, Planning Staff Advisor

Nora Shephard, AICP, Planning Staff Advisor

**Resigned November 2010*

WATER QUALITY MANAGEMENT PLAN AMENDMENT REVIEW COMMITTEE (ARC)

Members

Joseph Rettagliata, Chairman

Bonnie Goldschlag, PP/AICP, Vice-Chairman

Linda Brennen, PP/AICP

Robert W. Clark, PP

Mollie Giamanco

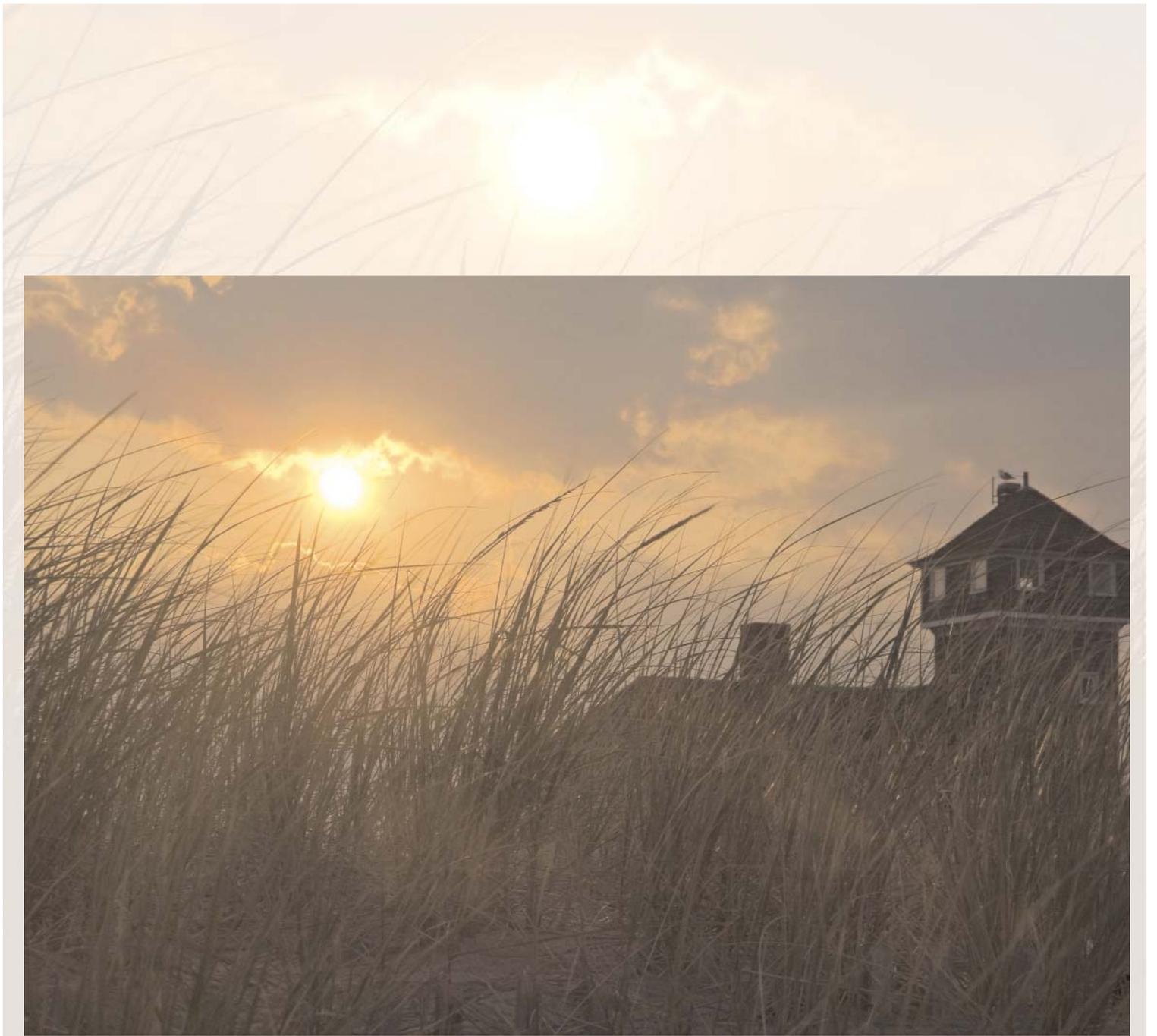
James Giannell

Staff

Mark R. Aikins, Esq., Committee Counsel

Jessica Kubida, Planning Staff Advisor

Debbie Luby, Planning Staff and Recording Secretary



www.monmouthplanning.com