

MONMOUTH COUNTY PLANNING BOARD
FREEHOLD • NEW JERSEY

JOSEPH RETTAGLIATA
Board Chairman



ROBERT W. CLARK
Director of Planning
rclark@monmouthplanning.com

MINUTES OF THE
REGULAR MEETING OF THE
MONMOUTH COUNTY PLANNING BOARD
HELD ON
February 16, 2010

1. CALL MEETING TO ORDER

Acting Chairman, Counsel Aikins, called the meeting to order at 2:06 p.m.

2. PLEDGE OF ALLEGIANCE

3. OPEN PUBLIC MEETINGS ACT

Counsel Aikins read the "Open Public Meetings Act Compliance" statement.

4. ROLL CALL

Members Present: Vincent Domidion II, James Stuart, Joseph Ettore,
Freeholder Burry and Freeholder D'Amico.

Members Absent: Mollie Giamanco, Paul Kiernan, Jr., Tom Means, and Joseph
Rettagliata.

Alternates Present: Nancy Grbelja

Alternates Absent: James Giannell, Freeholder Clifton and Richard Kucinski

Counsel Aikins will be the acting Chairman for this meeting since the appointed
Chairman and Vice-Chairman are absent today.

Counsel Aikins stated that Nancy Grbelja will be a voting member in the absence
of Mollie Giamanco.

Others Present: Robert W. Clark, Director of Planning
Bonnie Goldschlag, Assistant Director of Planning
Mark Aikins, Esq., Counsel to the Board
Geraldine Elias, Secretary to the Board

MCPB Staff Present: Joseph Barris, Long Range Planning Section
Virginia Edwards, Community Development
Anthony Gamallo, Transportation Planning Section
Harriet Honigfeld, Environmental Planning Section
Laura Kirby, Research and Special Studies

Turner Shell, Environmental Planning Section
Nora Shepard, Transportation Planning Section
Ann Waters, Environmental Planning Section
Russel Like, Research and Special Studies
Zunilda Rodriguez, Long Range Planning Section
Edward Sampson, Development Review Section

Public Present: Gef Flimlin, Rutgers Cooperative Extension
Dennis Kavanaugh, Sandy Hook Watermans

5. MEETING MINUTES

Due to the lack of quorum to approve the minutes of the February 17, 2009 meeting, these minutes will be held for approval at the March meeting.

6. COMMITTEE REPORTS

A. ENVIRONMENTAL COUNCIL

Ann Waters reported that the Environmental Council toured the Midtown Community School located in Neptune at their February meeting. After the tour, the Council had a brief meeting where they re-elected Mike Fedosh as Chairman and Joe Reynolds as Vice-Chairman.

Ms. Waters stated that the contract for rain garden project at Brookdale Community College is being reviewed by NJDEP at this time.

B. AMENDMENT REVIEW COMMITTEE

The February Amendment Review Committee meeting was cancelled.

C. AGRICULTURE DEVELOPMENT BOARD

Harriet Honigfeld reported that they closed on the Sherman Farm in Manalapan which is the first farm in the state to close under the FY2009 municipal planning incentive grant program.

D. TRANSPORTATION COUNCIL

Anthony Gamallo reported that Marlboro Police Chief Bruce Hall attended the Transportation Council's February meeting to discuss evacuation emergency procedures that are currently in place in that township. Glenn Mason of the County's Office of Emergency Management was supposed to attend as well but due to the storm, he could not attend. Police Chief Hall spoke primarily about the need for more cooperation among the towns, the importance of how to be a "good neighbor" and the importance of having an increase in cooperation between emergency personnel and planning personnel in order to have a more coordinated countywide effort.

In addition, the council discussed their summit being held on May 4th at 6:30 p.m. at Monmouth University. The summit is to discuss trails and the council still is in the process of confirming speakers and finalizing the agenda.

E. STORMWATER TECHNICAL ADVISORY COMMITTEE

Turner Shell reported that the STAC recommends that the board grant final approval of the Wall Municipal Stormwater Management Plan and Stormwater Control Ordinance. Turner Shell read the draft resolution for final approval. Vincent Domidion II offered a motion to approve the resolution as read and it was seconded by Freeholder Burry. All present agreed and the resolution was adopted.

G. GREENHOUSE GAS REDUCTION COMMITTEE

Ann Waters reported that the Greenhouse Gas Reduction Advisory Committee met in February and Natasha Matrunich, an intern; give a brief update on the *Monmouth County Greenhouse Gas Inventory*.

At this meeting, the committee reviewed the draft outline of the *Monmouth County Energy Action Plan*. Ms. Waters stated that another intern will be helping with the writing of certain sections of the plan.

F. DEVELOPMENT REVIEW COMMITTEE

No reports.

7. OLD BUSINESS

A. Update on Monmouth County's Wastewater Management Plan

Assistant Director Goldschlag reported that our office has submitted the necessary paperwork to NJDEP to get reimbursement for work already done on the *Wastewater Management Plan* and are waiting for the check.

Assistant Director Goldschlag stated that at the board's request, staff met with a variety of stakeholders concerning some issues on sewer service boundaries for several sites in Holmdel Township that were discussed at this board's October 2009 meeting. Representatives from NJDEP, Monmouth County Planning Board, the county's Amendment Review Committee, Monmouth County Environmental Council, Holmdel Township, Alcatel-Lucent, Bayshore Regional Sewerage Authority, Monmouth County Park System and a Holmdel Township citizens group attended the meeting. The issues that were discussed were the PNC Bank Arts Center, Holmdel Park, Bell Labs sites on Crawford Corner Road and Holmdel Road and two northern Holmdel sites.

At this meeting, the group arrived at a consensus on certain sites. One site was the PNC Bank Arts Center. Holmdel Township wanted to scale back the sewer service for that site to the existing building and everyone agreed. In addition, it was agreed that the Holmdel Park sewer service boundary will be scaled back to the following existing activity areas: Pond View/Shelter Building, Forest Edge area, Hill Top area and the maintenance area.

Assistant Director Goldschlag stated that they are certain sites that are still under study by NJDEP. Two of the sites are located in Northwest Holmdel and Northeast Holmdel. At the meeting, NJDEP stated that according to their traditional environmental indicators that they look at to determine whether areas are to be sewerred or not; these areas could remain a sewer service area. However, the citizen's group brought up some other environmental concerns that NJDEP will be looking into. The Township would like these areas to have the ability to have sewers in the future.

In addition, there are two Alcatel/Lucent sites under discussion. One Holmdel site is located on Crawford Corner Road and Holmdel Township would like to scale back sewer service area to the footprints of the existing buildings. However, Lucent would like to have more of the site in a sewer service area. The other site is the Crawford Hills site located on Holmdel Road which is currently a sewer service area. Holmdel Township would like to scale back the sewer service area to the existing footprints of the buildings. NJDEP will look into these two sites more carefully and get back to the county.

B. Update on the Scenic Byway Expansion Initiative

Joseph Barris and Zunilda Rodriguez gave a PowerPoint presentation on the county's Scenic Byway Expansion Initiative. Ms. Rodriguez gave an overview of the project. She stated that they are still in Phase I of the project and are completing the application for submittal to NJDOT for approval. Ms. Rodriguez reviewed the project steps, key results to date and explained the 2-loop system with connectors and spurs. Joseph Barris reviewed the proposed byway route loop system. He stated that the narrative form is due March 31st and their next meeting will be in June 2010.

County Engineer Ettore stated that has some concerns with the county roadways and jurisdiction and the improvements to the roadways. After some discussion, Counsel Aikins will conduct a review of the jurisdiction issue with the regulations and funding for this project and get back the board. In addition, the County Engineering Department staff and Planning Board staff will meet to discuss additional concerns.

8. NEW BUSINESS

A. Proposed Legislation on COAH's New Development Regulations

Assistant Director Goldschlag reviewed the highlights of Senate Bill No. 1 sponsored by Senators Raymond Lesniak and Christopher Bateman which reforms procedures concerning provisions of affordable housing and abolishes the Council on Affordable Housing. A copy of this bill was distributed to the board and is attached to these minutes for reference.

Ms. Goldschlag reviewed in detail three major highlights that include: reforms affordable housing laws; abolishes COAH; and transfers the responsibilities for affordable housing plans to the municipalities. Nancy Grbelja has several comments and questions such as inclusionary zoning, appeals, and RCA's. Virginia Edwards suggested that some of the municipalities' obligations/funds can be transferred to Community Development to be used for affordable housing projects as long as it stays within the county. After some discussion, the board agreed to have staff, along with Ms. Grbelja, prepare a letter with the comments and concerns as discussed. Assistant Director Goldschlag will also be looking at the comments made by the League of Municipalities. She asked the board's for approval to reach out to the municipalities on this issue as well. All present agreed.

B. Point-In-Time Survey and Project Homelessness Count

Virginia Edwards reported on the Project Homeless Connect and Point-In-Time Survey Count of the homeless. The Point-In-Time count of the homeless is a 24-hour time period where county staff and volunteers count the homeless that are in emergency shelters, transitional housing and permanent housing as long as they were homeless prior to entry into the permanent housing as well as go to various places that are known or suspected of having unsheltered homeless people. Our office works in conjunction with the county's Department of Human Services' Division of Planning and Contracting on this project. Ms. Edwards explained the process and her experience with this effort.

In addition, Ms. Edwards explained that the Project Homeless Connect is an attempt to get people that may not be homeless but are low to moderate income people that need services. This year the Visiting Nurses' Association gave glucose tests, seasonal flu shots, H1N1 shot, blood pressure tests, and HIV screening. They also had volunteers from Hispanic Affairs and Resource Center, staff from the County's Division of Social Services and NJ Department of Military and Veterans Affairs. Project Homeless Connect took place at two sites this year.

After some questions and discussion, the Board asked Ms. Edwards to supply them with a copy of a list of free health clinics in the county. Ms. Edwards will forward the list to the board.

B. New Residential Development Report

Laura Kirby gave a PowerPoint presentation on the *New Residential Development Report* prepared by staff. A copy of the report was distributed to the board and is attached to these minutes for reference. Ms. Kirby reviewed some highlights of the report which are results from a survey she completed during August 2008 and August 2009.

Vincent Domidion offered a motion to approve releasing of the *New Residential Development Report* to the public and the motion was seconded by Freeholder D'Amico. All present were in favor.

C. A-128 Proposed Legislation Concerning County Review Authority

Ed Sampson gave an overview of Bill A-128 sponsored by Assemblyman Peter Biondi which grants county planning board power to review site plans for land development affecting county roads. A copy of the bill was distributed to the board and is attached to these minutes for reference. Mr. Sampson also distributed a summary of current review and approval jurisdiction of subdivisions and site plans as per the NJ County Planning Act along with some examples within the county. A copy of this summary and examples are attached to these minutes for reference. Mr. Sampson stated that this bill would greatly help the county improve projects that affect county roadways.

Freeholder D'Amico offered a motion to send a letter to strongly approve Bill A-128. The motion was seconded by Freeholder Burry and all present were in favor.

9. EXECUTIVE STAFF REPORT

- A. Director Clark stated that, at the request of the board, Turner Shell has reached out to NJDEP regarding their presentation on the study of the Upper Navesink River Source Tracking. As a result, Eric Feerst of NJDEP will be giving a presentation at our March 15, 2010 meeting. He will also be giving an update on what has happened since the study was completed. Representatives from the Monmouth County Health Department and Sandy VanSant from the Monmouth County Regional Health Commission will also be in attendance and will be giving recommendations on how to proceed.
- B. Director Clark reported that the 2010 Monmouth County Planning Board meeting dates do not conflict with the New Jersey Association of Counties and the League of Municipalities annual conferences.
- C. Director Clark reminded the board that the annual photo of the board will take place at the beginning of the April board meeting.

10. PUBLIC COMMENTS

Dennis Kavanaugh of the Sandy Hook Watermans Alliance stated that he brought up his concerns of testing and water quality in Monmouth County at the board's January meeting and would like to see what type of testing was done around the county and would like to see it re-instated in 2010. He also stated that he like to see the testing expanded to the feeder streams around the reservoir. Mr. Kavanaugh commented on the great job on the initiatives the county has done so far at Monmouth Park. He is hoping to see the county take proactive steps in protecting their reservoir.

Discussion took place among Mr. Kavanaugh, Mr. Flimlin of the Rutgers Cooperative Extension and the board members. Counsel Aikins stated that staff will communicate his concerns with Monmouth Park to the county's Board of Health.

11. ADJOURNMENT

With no further business to discuss, James Stuart offered a motion to adjourn this meeting and was seconded by Freeholder D'Amico. All present were in favor. Chairman Rettagliata adjourned this meeting at 4:15 p.m.

Respectfully submitted,



Geraldine A. Elias
Secretary to the Board