

MONMOUTH COUNTY PLANNING BOARD

FREEHOLD • NEW JERSEY

JOSEPH RETTAGLIATA
Chairman



ROBERT W. CLARK, P.P.
Director

MINUTES OF THE REGULAR MEETING OF THE MONMOUTH COUNTY PLANNING BOARD HELD ON April 19, 2010

1. CALL MEETING TO ORDER

Vice Chairman Kiernan called the meeting to order at 2:09 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, Mollie Giamanco (left at 3:37 p.m.), Paul Kiernan, Jr., Toms Means, James Stuart, Joseph Ettore, Freeholder Burry and Freeholder D'Amico.

Members Absent: Joseph Rettagliata.

Alternates Present: James Giannell (arrived at 2:11 p.m.)

Alternates Absent: Freeholder Clifton, Nancy Grbelja and Richard Kucinski

Counsel Aikins stated that James Giannell will be a voting member in the absence of Joseph Rettagliata.

Others Present: Robert W. Clark, Director of Planning
Bonnie Goldschlag, Assistant Director of Planning
Mark Aikins, Esq., Counsel to the Board (left at 3:48 p.m.)
Geraldine Elias, Secretary to the Board

MCPB Staff Present: Linda Brennen, Environmental Planning Section
Anthony Gamallo, Transportation Planning Section
Laura Kirby, Research and Special Studies Section
Russel Like, Research and Special Studies Section
Turner Shell, Environmental Planning Section
Ann Waters, Environmental Planning Section

Other County

Agencies: Fred Brody, Chairman-Monmouth County Transportation Council
Anne Marie Fournier, Monmouth County Health Department
Bill Simmons, Monmouth County Health Department

5. MEETING MINUTES

Vincent Domidion II offered a motion to approve the meeting minutes of May 18, 2009 and it was seconded by Mollie Giamanco. All present were in favor except for James Stuart and Freeholder D'Amico who abstained since they were absent at that meeting. A copy is attached to these minutes for reference.

Mollie Giamanco offered a motion to approve the meeting minutes of June 15, 2009 and it was seconded by Vincent Domidion II. All present were in favor except for Joseph Ettore who abstained since he was absent at that meeting. A copy is attached to these minutes for reference.

6. CORRESPONDENCE

A. Director Clark reported that we have received a letter dated March 26, 2010 from Senator Sean Kean in regards to our comments on Assembly Bill 128. A copy of this letter was distributed to the board and is attached to these minutes for reference.

B. Director Clark reported that we have received a letter dated March 25, 2010 from Thomas E. Williamson, Chairman of the Passaic County Planning Bill in regards to our comments on Assembly Bill 128. A copy of this letter was distributed to the board and is attached to these minutes for reference.

Vincent Domidion inquired about the status of Assembly Bill 128. Director Clark responded that nothing has been done to date. Freeholder D'Amico stated that he attended the NJ Environmental Federation Conference on Saturday and the Governor's Chief of Staff stated that the bill is on the Governor's desk. He also stated that since more than half of the counties and municipalities in the state have expressed concerns about the bill. The Governor is still analyzing the bill.

7. COMMITTEE REPORTS

A. ENVIRONMENTAL COUNCIL

Ann Waters reported that the Environmental Council had an informational meeting where they were provided with updates on ongoing projects.

Freeholder D'Amico stated that at the NJ Environmental Federation Conference he met Ed Dlugosz, Chairman of the Eatontown Environmental Commission, who gave him a copy of a report indicating that there are various environmental concerns at Fort Monmouth. Mr. Dlugosz also presented the same report to

the Eatontown Environmental Commission and a lot of the members are quite concerned. Freeholder D'Amico suggested that the Monmouth County Environmental Council look at this report and maybe solicit environmental councils from other municipalities within Monmouth County to provide their input. Freeholder D'Amico stated that there are several unresolved issues and some of them could affect the properties the county is hoping to acquire. He also has concerns as to whether or not full remediation has been done and whether the open space is safe as well as other areas such as the river and ponds. Freeholder Burry suggested that they should also coordinate this effort with FMERPA. All present agreed. Discussion on these issues took place. Freeholder D'Amico will report back to the board on the progress.

B. AMENDMENT REVIEW COMMITTEE

The April Amendment Review Committee meeting was cancelled.

C. AGRICULTURE DEVELOPMENT BOARD

The April Agriculture Development Board meeting was cancelled

D. TRANSPORTATION COUNCIL

Anthony Gamallo reported that Tom Clark from NJ TRANSIT was at the Transportation Council's last meeting where he reviewed NJ TRANSIT's proposed policy changes as was discussed at the Planning Board's last meeting. Mr. Clark reported to the council that NJ TRANSIT listened to the council's testimony on their concerns and, as a result, NJ TRANSIT has saved the 833 and 835 bus lines which were scheduled to be cut. He also stated that all interstate fees will be up 25% and all local intrastate fees will be up 10%. There will still be discounts available on 10 day and monthly passes. Nora Shepard is in the process of drafting a thank you letter from the council to send to NJ TRANSIT for listening to our concerns.

Their second speaker at the council's April meeting was Hamilton Meghdir, Manager of North Jersey Transportation Planning Authority (NJTPA) who discussed *Plan 2035: The Regional Transportation Plan for Northern New Jersey*.

Mr. Gamallo reminded the board that the 7th Annual Transportation Summit will be held on May 4th at 6:30 p.m. in the Young Auditorium of Monmouth University's Bey Hall if they would like to attend.

E. STORMWATER TECHNICAL ADVISORY COMMITTEE

The Stormwater Technical Advisory Committee did not meet in the month of April.

G. GREENHOUSE GAS REDUCTION ADVISORY COMMITTEE

The Greenhouse Gas Reduction Advisory committee did not meet in the month of April.

F. DEVELOPMENT REVIEW COMMITTEE

Chairman Rettagliata stated that Schedules 1102 A, B, C, and D of the Monday, February 22, 2010 meeting and Schedules 1103 A, B, C, and D of the Monday, March 8, 2010 meeting are available from Secretary Elias.

8. OLD BUSINESS

A. Update on the *Wastewater Management Plan*

Assistant Director Goldschlag stated that there are copies of the letters that she prepared and were sent to all the participants of the meeting that was held on January 25, 2010 at which discussions took place on issues affecting Holmdel Township and the county's *Wastewater Management Plan*. NJDEP and Planning staff reviewed all the information that was received and the letters contained their joint conclusions. The letters also indicated that there would be another opportunity to speak on any issue at the public hearing. In addition to the letters that were sent to all participants, separate letters were sent to Roberta Kaufman and Stephen Eisdorfer, Esq., the attorney for Alcatel-Lucent. Copies of three of these letters are attached to these minutes for reference.

B. Update on the Navesink River Project

Turner Shell, Planning staff member, and Bill Simmons of the County's Health Department gave a PowerPoint presentation entitled "Restoring the Shellfish-Impaired Waters of the Navesink Estuary with the Total Coliform Total Maximum Daily Load (TMDL)". A copy of the presentation was distributed to the board and is attached to these minutes for reference. The presentation touched on the TMDLs, the NJ stormwater program, some relevant county programs and initiatives, municipal initiatives, and issues in the Navesink. Recommendations about the project and our goals were also discussed. They reviewed the next steps and stated that we are waiting for NJDEP to set a date of the public hearing on the TMDL and see if it will be adopted so they can move forward.

Mollie Giamanco suggested that certain areas of contamination need to be more clearly identified through signage so the public do not fish in these areas and then proceed to eat contaminated shellfish. Mr. Shell and Mr. Simmons stated that they will look into it.

9. NEW BUSINESS

A. Ocean Township's Active Transit Network and Other Non-Motorized Transportation Efforts in Monmouth County

Fred Brody, Chairman of the Monmouth County Transportation Council and member of the Ocean Township Planning Board, gave an overview of the upcoming Transportation Summit the Transportation Council is hosting. He stated that at one of the Ocean Township Planning Board meetings township resident Al Kerecman presented an idea of a non-motorized transportation network through the town. Mr. Brody mentioned that the township board members realized that this idea may fit into their initiative to create a trail system throughout Ocean Township. They also have the State and County on board with this project. Mr. Brody stated that Mr. Kerechman, one of the presenters at the Summit, will show how we can move forward with this initiative with the help from municipalities, the state and county.

Anthony Gamallo stated that Al Kerecman was initially supposed to be in attendance at today's meeting to give the presentation but is still on vacation. Therefore, he will be giving a brief version of Mr. Kerecman's presentation titled, "Active Transit Network at Ocean". Mr. Gamallo explained that Mr. Kerecman calls his vision "The Greenway to Ocean". This is a network that connects non-motorized forms of transportation within the township linking people to all the resources available. Mr. Gamallo stated that it is an alternative transportation medium; not just a recreational trail system. In addition it is a physical and mental therapy medium to improve the overall quality of life. It is another way people can access work, play and all resources the town has to offer; and it is a safe alternative. The purpose is to impact how and by what means people connect to their daily destinations and to provide a sustainable solution to pressing infrastructure issues.

Mr. Gamallo reviewed the presentation highlights such as: how an active transit network addresses health issues; economics; taxes, gridlock; and greening. He also reviewed several benefits such as there being a reduction in traffic on all roads within the township boundaries and, therefore, providing a healthier environment for the residents. This type of network will also improve access and safety. Mr. Gamallo reviewed the development and implementation processes involved with this initiative. In addition, this network could potentially be a model for other municipalities around the county and the state. Mr. Gamallo reported that the township has received a grant for a feasible study from the state. Mr. Brody and Mr. Gamallo answered questions from the board.

B. Annual Certificate of Occupancy Study

Laura Kirby gave a PowerPoint presentation on the highlights of the *Annual Certificate of Occupancy Study* that was prepared by our office. She distributed a copy of the January 1, 2010 population estimates and the January 1, 2010 housing unit estimates. Copies of these documents are attached to these minutes for reference.

Vincent Domidion II offered a motion to approve and release the population and housing unit estimates to the public and was seconded by James Stuart. All present were in favor.

C. Housing Opportunity Task Force Findings and Recommendations

Assistant Director Goldschlag distributed a summary she prepared on the Housing Opportunity Task Force findings and recommendation report. A copy of this summary is attached to these minutes for reference. Assistant Director Goldschlag reviewed this summary sheet with the board stating that her major concern is that the County Planning Boards would be the decision-maker and would not receive any funding for the additional work. Assistant Director Goldschlag stated that she would feel better if the county would be the facilitators in this process instead. There was a discussion among the board member about this proposal.

Assistant Director Goldschlag stated that she would like to share the board's opinion with the other counties and submit a formal letter jointly. All present agreed. Assistant Director Goldschlag will prepare a letter with the comments discussed at today's meeting and any comments received by the board members within the next two weeks and will submit it to the board before their May meeting for their review and approval.

10. EXECUTIVE STAFF REPORT

Paul Kiernan, Jr. stated that Chairman Rettagliata was working on finalizing the arrangements with the caterer for the Annual Planning Board Dinner. The dinner will be held at the Robert B. Meyner Reception Center at the PNC Bank Arts Center and the price should be kept the same as last year. It will be held in the later part of September; no specific date has been confirmed.

11. PUBLIC COMMENTS

Vincent Domidion II informed the Board that he is the Chairman of the county's Budget Advisory Committee that was appointed by the Freeholders. He will be working with the tax department, county clerk and the Planning Board to integrate their databases.

12. ADJOURNMENT

With no further business to discuss, James Giannell offered a motion to adjourn this meeting and was seconded by James Stuart. All present were in favor. Vice-Chairman Kiernan adjourned this meeting at 4:14 p.m.

Respectfully submitted,



Geraldine A. Elias
Secretary to the Board