

MONMOUTH COUNTY PLANNING BOARD  
FREEHOLD • NEW JERSEY

JOSEPH RETTAGLIATA  
Board Chairman



ROBERT W. CLARK  
Director of Planning  
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MINUTES OF THE  
REGULAR MEETING OF THE  
MONMOUTH COUNTY PLANNING BOARD  
HELD ON  
June 21, 2010

**1. CALL MEETING TO ORDER**

Chairman Rettagliata 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: Joseph Rettagliata, Vincent Domidion II, Mollie Giamanco, Paul Kiernan, Jr., James Stuart, Toms Means, Joseph Ettore, Freeholder Burry (left at 2:45 p.m.) and Freeholder D'Amico.

Members Absent: None

Alternates Present: James Giannell

Alternates Absent: Freeholder Clifton, Nancy Grbelja and Richard Kucinski

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: Joseph Barris, Long Range Planning Section  
Linda Brennen, Environmental Planning Section  
Harriet Honigfeld, Environmental Planning Section  
Zunilda Rodriguez, Long Range Planning Section  
Turner Shell, Environmental Planning Section  
Nora Shepard, Transportation Planning Section  
Ann Waters, Environmental Planning Section

Public Present: Cindy Bloom-Cronin, NJDOT  
Rich Cook, Cook Fox Plus Architects  
Frederick C. Kneisler, Upper Freehold Twp. Scenic Byway  
Joseph Layton, Maser Consulting  
Pamela Lebeaux, Parsons Brinckerhoff  
Donald Liloia, Long Branch Resident  
Malcolm McLaren, McLaren Engineering Group  
David A. Meirs II, Upper Freehold Township Scenic Byway  
Denise Peck, NDOT  
Heidi Theunissen, Cook Plus Fox Architects  
Carl Turner, City of Long Branch Planning Dept.  
Carol Truppi, PB Inc.  
Howard Woolley, City of Long Branch Administrator

## **5 MEETING MINUTES**

Freeholder D'Amico, Jr. offered a motion to approve the meeting minutes of July 20, 2009 and it was seconded by Paul Kiernan, Jr. All present were in favor except for Joseph Ettore and Freeholder Burry who abstained since they were absent at that meeting. A copy is attached to these minutes for reference.

Freeholder D'Amico offered a motion to approve the meeting minutes of August 17, 2009 and it was seconded by Vincent Domidion. All present were in favor except for James Stuart who abstained since he was absent at that meeting. A copy is attached to these minutes for reference.

Freeholder D'Amico, Jr. offered a motion to approve the meeting minutes of September 21, 2009 and it was seconded by James Stuart. All present were in favor except for Freeholder Burry, Vincent Domidion, Mollie Giamanco and Joseph Ettore who abstained since they were absent at that meeting. A copy is attached to these minutes for reference.

## **6. CORRESPONDENCE**

A. Director Clark stated that our office received a letter dated May 20, 2010 from Steve Rattner, Vice-Chairman of the Morris County Planning Board to Assemblyman Jerry Green regarding bill A-128 which grants county planning board power to review site plans for land development affecting county roads. A copy of the letter is attached to these minutes for reference.

## **7. COMMITTEE REPORTS**

### **A. ENVIRONMENTAL COUNCIL**

Ann Waters reported that the Environmental Council did not have a regular meeting in June. Instead the council held their roundtable on Community Gardens at the county's Agriculture Building on Thursday, June 3<sup>rd</sup>.

**B. AMENDMENT REVIEW COMMITTEE**

The Amendment Review Committee did not meet in June.

**C. AGRICULTURE DEVELOPMENT BOARD**

Harriet Honigfeld reported that staff closed on the Klein Farm in Upper Freehold which brings the total to approximately 12,860+ acres of preserved farmland in the county.

**D. TRANSPORTATION COUNCIL**

Nora Shepard reported that the Transportation Council did not have a quorum at their June meeting, therefore, there was no formal action taken. The council discussed forming a subcommittee to work with the county Office of Emergency Management on issues of common interest to the Transportation Council and the county's Office of Emergency Management.

In addition, Ms. Shepard stated that the group continues to collect information on trails, trail issues and non-motorized transportation issues.

**E. STORMWATER TECHNICAL ADVISORY COMMITTEE**

The Stormwater Technical Advisory Committee did not meet in June.

**G. GREENHOUSE GAS REDUCTION ADVISORY COMMITTEE**

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

**F. DEVELOPMENT REVIEW COMMITTEE**

Chairman Rettagliata stated that Schedules 1106 A, B, C, and D of the Monday, April 26, 2010 meeting and Schedules 1107 A, B, C, and D of the Monday, May 10, 2010 meeting are available from Secretary Elias.

**8. OLD BUSINESS**

**A. Update on the *Panhandle Region Plan***

Joe Layton of Maser Consulting, the firm hired to assist the county in preparing the *Panhandle Region Plan*, gave a brief presentation on the contents of the plan, including the timeline, goals, and vision statement. Mr. Layton stated that the next steps would be to collect final comments on the draft plan and incorporate them into the final plan for review and comment and schedule a public hearing. A copy of the *Draft Panhandle Region Plan* was distributed to the board for their review and comment and is attached to these minutes for reference.

Freeholder D'Amico expressed his concern with the Transportation section of the report being weak. Vincent Domidion stated that there is currently more updated data available on the census figures than what is listed in the plan and would like to see the updated figures used in the report. Planning staff and Mr. Layton will look into these concerns and get back to the board.

B. Update on the Coastal Monmouth Plan

Joe Barris reported that the Public Hearing on the *Coastal Monmouth Plan* will be held at this board's next meeting in July.

He stated that there was some formatting issues with the last plan that was distributed to the board and corrected copies of the plan are available at today's meeting if any member wishes to receive a copy.

C. Update on the Corridor Management Plan for the Upper Freehold Historic Farmland Byway

Joe Barris distributed copies of the memo from Monmouth County Planning and Engineering staff regarding their review and comments on the *Upper Freehold Historic Farmland Byway Corridor Management Plan*. A copy of this memorandum is attached to these minutes.

Mr. Barris also stated that he prepared a draft resolution of support of the plan for the board's consideration. A copy was distributed to the board and is attached to these minutes for reference. Counsel Aikins read the draft resolution into the record. Vincent Domidion II adopted the resolution as read and it was seconded by Mollie Giamanco. All present were in favor.

D. Update on the Housing Legislation

Assistant Director Goldschlag stated that at the last board meeting, the board asked to have a sub-committee discuss the Housing Legislation and to prepare a letter depicting the board's position on the legislation. This letter was distributed. A copy of this letter was distributed to the board and is attached to these minutes for reference.

E. Update on the Wastewater Management Plan

Assistant Director Goldschlag stated that the Public Meeting on the County's *Wastewater Management Plan* has been tentatively scheduled by NJDEP for August 24, 2010 at 5:30 p.m. to 8:30 p.m. at the Monmouth County Library Headquarters in Manalapan.

F. Time of Decision Rule

Joe Barris stated that the Time of Decision Rule was signed into law by Governor Christie on May 5, 2010. The law requires development applications

to be reviewed by municipal land use ordinances that are in place at the time of the submission. The law will go into effect one year from enactment which will be on May 5, 2011. Mr. Barris stated that our office is in the process of preparing a letter to municipalities reminding them of the bill and to let them know that they should look at their master plans so that they are consistent with their zoning and land use regulations and they can contact our office with any questions.

#### G. Update on the Fort Monmouth Environmental Issues

Ann Waters stated that next month several FMERPA members will be at the board's July meeting to discuss the environmental issues at Fort Monmouth that were brought up at this board's recent meeting.

Ms. Waters stated that she attended a meeting on Fort Monmouth in May. County Engineer Ettore and Tom Means also attended. Ms. Waters stated that one of the key concerns is that an environmental assessment was done instead of an environmental impact statement. The members of the BRAC team responded that they did an extensive environmental assessment and anything that would have been addressed in the EIS as well. NJDEP was satisfied with the environmental assessment.

In addition, another issue was about who has the responsibility of the cleanup of these sites. Ms. Waters stated that the Army is responsible for the cleanup either prior to the transfer of the property or post transfer of the property. As part of the transfer or disposition of the property, the deed that will be signed over will include a covenant that will either state that either all the cleanup has been complete prior to the disposition or to do an "early transfer" where the cleanup will be done post transfer by the Army. There are five-year reviews that are required under surplus. They cannot transfer the property until they meet the surplus requirement.

Freeholder D'Amico asked for the statutory citations regarding the transfer of property and who is responsible for the cleanup as well as anything NJDEP has on the issue. Assistant Director Goldschlag stated that she will get that information.

#### H. Energy Audit

Linda Brennen stated that county has received the Final Energy Audit Report prepared by the consulting firm of Camp Dresser and McKee. Ms. Brennen commented that the report is very detailed and thorough. She distributed the Executive Summary of the *Draft Energy Audit Report* for their information. Ms. Brennen briefly reviewed the contents of the report including the recommendations to reduce energy costs and consumption throughout the county. In addition, Ms. Brennen updated the board on the process the county is going through to implement these recommendations as outlined in the report. A copy of this Executive Summary is attached to these minutes for reference.

Freeholder D'Amico stated that the Board of Chosen Freeholders are moving forward to put funding in place for some of these projects.

I. Update on the *Transportation Audit & Sustainability Transportation Plan*

Nora Shepard distributed and reviewed the memorandum she prepared on the update of the *Transportation Audit and Sustainable Transportation Plan*. A copy of this memorandum is attached to these minutes for reference.

Ms. Shepard stated that we are a year into the plan and are in the data collection stage. In addition, a survey went out to all county employees to determine commute related GHG emissions. The information generated by this study will be added to the information being generated by the county building audits to form the basis for the *Monmouth County Energy Action Plan*.

9. **NEW BUSINESS**

A. Presentation on the Long Branch Pier

Long Branch Administrator, Howard Woolley, gave a brief description of the background on the proposed Long Branch Pier. He stated that the presentations today will give the board an idea of the proposals for the pier. Mr. Woolley stated that he is looking for the board's backing on this project.

Mr. Woolley introduced Malcolm McLaren of McLaren Engineering Group whom the City of Long Branch hired to work on this project. Mr. McLaren gave a PowerPoint presentation on the project. The focus of the presentation was on funding, route of the ferry, safety, reliability, accessibility, sustainable cost and what opportunities this will bring the City of Long Branch. Mr. McLaren also stated that they have to build a harbor for the ferry since it will be in the ocean versus being a harbor.

Mr. Woolley stated that they had a charrette last week with the residents of Long Branch. Mr. Woolley stated that a report is being prepared on the comments and concerns raised during the charrette.

Mr. Woolley introduced Rich Cook from Cook Fox Plus Architects hired by Long Branch. Mr. Cook gave a PowerPoint presentation of three configurations that they are considering for the project. One configuration is concentrating on being "green" and erecting a wind turbine on or near the pier. These three configurations were presented to the residents at the charrette last week.

Presenters answered questions from the Board.

B. Resolution Recognizing J. Michael LaRosa

Director Clark reported that at the last Freeholder's meeting, the Freeholders presented Mike LaRosa, Planning Board staff member, with a proclamation for

his 43 years of service and dedication at the county. Director Clark read the proclamation. Mr. LaRosa will be retiring from the county on June 30, 2010.

A draft resolution of appreciation recognizing Mike LaRosa's contributions was distributed for the board's consideration. A copy of the draft resolution is attached to these minutes for reference. Counsel Aikins read the draft resolution into record. Vincent Domidion II offered a motion to adopt the resolution as read and it was seconded by Freeholder Burry. All present were in favor.

Mr. LaRosa thanked the board.

C. Resolution Recognizing Ed Pitts

Director Clark stated that as per the board's request at the last meeting, staff prepared a resolution recognizing Edward Pitt's contributions to the Monmouth County Environmental Council. Counsel Aikins read the draft resolution into record. Vincent Domidion II offered a motion to adopt the resolution as present and it was seconded by Tom Means. All present were in favor. The resolution will be framed and delivered to Mr. Pitt's wife.

D. Creation of the Planning Merit Awards Committee

Chairman Rettagliata asked the Board of volunteers to sit on the Planning Merit Award Committee for 2010. Mollie Giamanco and Chairman Rettagliata along with staff will be on the committee. Staff will notify them of the meeting.

**10. EXECUTIVE STAFF REPORT**

There was no report.

**11. PUBLIC COMMENTS**

No public in attendance wished to speak.

**12. ADJOURNMENT**

With no further business to discuss, Vincent Domidion 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 3:40 p.m.

Respectfully submitted,



Geraldine A. Elias  
Secretary to the Board