

MONMOUTH COUNTY PLANNING BOARD
FREEHOLD • NEW JERSEY

JOSEPH RETTAGLIATA
Board Chairman



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

1. CALL MEETING TO ORDER

Chairman Rettagliata called the meeting to order at 2:00 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, Paul Kiernan, Jr., James Stuart, Toms Means, Joseph Ettore (arrived at 2:05 p.m. and left at 2:55 p.m.), Freeholder Burry and Freeholder D'Amico.

Members Absent: Mollie Giamanco

Alternates Present: James Giannell (arrived at 2:03 p.m. and left at 4:20 p.m.) and Nancy Grbelja.

Alternates Absent: Freeholder Clifton, 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
Turner Shell, Environmental Planning Section
Nora Shepard, Transportation Planning Section
Shane Toohey, AmeriCorp Ambassador
Ann Waters, Environmental Planning Section

Public Present: Diane Canterbury, FMERPA – Project Mgr.
Pat Daugherty, Citizen of Neptune Township
Wayne Ferren, Maser Consulting, PA
Rick Harrison, FMERPA – Deputy Director
Ray Kalainikas, Citizen of Manalapan
Mike Kovic, Citizen of Highlands
Maureen Mulligan, Coastal Habitat for Humanity
Claire Neary, Citizen of Monmouth Park
Ed Putnam, NJDEP
Marcia Shiffman, Maser Consulting, PA
John Szeliga, Verizon, Jersey Shore Partnership
Phil Welch, Jr., Monmouth Advocacy Team
Linda Zucaro, Monmouth A Team

5 PUBLIC HEARING ON THE COASTAL MONMOUTH PLAN

Counsel Aikins read the “Open Public Meetings Act Compliance Statement” for the Public Hearing on the *Coastal Monmouth Plan*.

Joe Barris gave a brief overview of the process in preparing the *Coastal Monmouth Plan* and introduced Marcia Shiffman from Maser Consulting, the firm hired to assist in the preparation of the plan. Mr. Barris stated that the plan was distributed as per state statute to anyone that was involved in preparing the plan. The plan also was posted on our website. Our office has not received any comments to date on the plan. He was in contact with the Division of Engineering and they had some comments which will be incorporated in the final plan.

Marcia Shiffman introduced Wayne Ferren of Maser Consulting who was responsible for the environmental portion of the plan. Ms. Shiffman then reviewed the background and gave an overview of the *Coastal Monmouth Plan*. She then gave a PowerPoint presentation on the major contents of plan as well as the process used in gathering key information and the arriving at the recommendations identified in the plan.

After her presentation, Ms. Shiffman answered questions from the Board members. Some concerns were about using updated Census data and about affordable housing. Ms. Shiffman agreed to note in the plan that as more updated census figures become available, they will update the plan to reflect those figures.

Freeholder D’Amico raised several comments related to rail service. He requested that additional wording be added concerning dual engine locomotives and reducing the number of stops at secondary stations on the Northeast Corridor to expedite all peak trains. Freeholder D’Amico also stated that the State is going in the wrong direction by increasing train fares.

In addition, Freeholder D’Amico stated that he had comments on the pedestrian and bicycle facilities section of the report. He stated that it was a very good discussion on bicycle facilities, however, there needs to be more emphasis on the

extension of sidewalks to fill gaps in certain communities and to provide access from residential areas to shopping centers, parks and other community centers.

Vincent Domidion stated that he some comments on the Plan. He mentioned that in the Regional Vision Statement under the heading of "Economy" discusses how the region's communities are being revitalized. However, when you look at the individual "Municipal Visions" it seems that a number of the municipalities want to stay exactly as they are. He stated that he always felt a significant disconnection between the region's vision and municipal visions and they need to be reconciled. Mr. Domidion suggested that they go back to the municipalities and ask if this makes sense to them. Freeholder D'Amico responded by stating that some of his concerns are addressed on page 6 under "Regional Cooperation". Ms. Shiffman suggested that she can re-craft that particular statement to make it clearer and address his point. Mr. Domidion agreed.

James Giannell stated he agrees with everything that has been brought up today. In addition, he has not reviewed the plan yet and would like the board to carry the adoption of the plan until next month's meeting. All present agreed that the review and adoption of the plan be held until the August 16th meeting. All comments from the Board should be sent to Secretary Elias by August 6th.

Paul Kiernan, Jr. offered a motion to open the public hearing portion of today's meeting on the *Coastal Monmouth Plan* and it was seconded by Freeholder D'Amico. All present were in favor.

Linda Zucaro, spoke as a resident of Tinton Falls and as an affordable housing advocate as well as a member of the Monmouth "A" Team which advocates for affordable homes in Monmouth County for people who currently live or work here. Ms. Zucaro stated that representatives from the "A" Team are here today to support the housing element in the *Coastal Monmouth Plan* and have participated in all of the planning sessions.

Maureen Mulligan, spoke as a member of the Monmouth "A" Team and the Executive Director of Coastal Habitat for Humanity. She thanked the board for the Plan and its support of affordable housing. Ms. Mulligan stated she wanted to share more information with the Board about the need for affordable housing in the coastal area. She stated that the United Way just finished a survey in 2008 and 2009 and that supports the need for affordable housing. One question that was asked to all agencies that participated in the survey was how they feel about the need for more affordable housing. 94% of those agencies responded that it is a very serious problem. In addition, in 2008, in response to the question about economic problems that most families were facing, Legal Services of New Jersey came up with the Self Sufficiency Standard which recognizes the real cost of living in this area. For a family of 3 - one parent and two children - the parent would have to have an hourly rate of \$28.26 to live within the coastal Monmouth region. With minimum wage being under \$8.00 an hour, this affects many of the people that we rely on everyday such as people who work in the education institutions, healthcare institutions, and services like dry cleaners, food stores, etc. Ms.

Mulligan pointed out that the need for affordable housing is tremendous and that there are over 6,000 families in our area that fall into this category and if we could relieve the cost of their housing it would encourage them to move on and look at things like food, nutrition and health care.

Clare Neary spoke as a resident of Monmouth Beach and a member of the Monmouth "A" Team mentioned that she has a concern about potential community changes as a result of the increasing costs. Since Monmouth Beach is a very volunteer oriented town and the quality of life in Monmouth Beach relates to how many volunteers are involved in the fire department, the schools, garden club, etc. Ms. Neary stated that her concern is that if everyone would have to make the kind of living that it would take to afford a \$500,000 home, the tenure of the township and community components would suffer because everyone would be at work. Her concern with the lack of affordable housing would really change these types of communities.

Phil Welch spoke as a resident of the Lincroft section of Middletown, as a regular volunteer with Habitat for Humanity of Northeast Monmouth County, as a board member of New Creations in Christ Inc., as an affordable housing initiative, and as the co-chair of the Monmouth Advocacy Team. Mr. Welch submitted a copy of his testimony before the board today and is attached to these minutes for reference. Mr. Welch spoke about affordable housing education and reviewed the 2009 Monmouth County Housing Choices Bus Tour by the Monmouth "A" Team as well as reviewed the 2011 Bus tour tentatively scheduled for the spring of 2011. He stated that the Monmouth A-Team is offering to help the county with Affordable Housing Education as outlined in the *Coastal Monmouth Plan*.

Mike Kovic of the Highlands stated that Highlands is a small town that needs a lot of help since they have quite a few people that come there during the summer months. Atlantic Highlands has just completed a beautiful walkway on First Avenue and ends in Highlands and he would like to see something going through Highlands such as a boardwalk along their waterfront, however, a bulk head is required first. Mr. Kovic also mentioned that Highlands is surrounded by parks. For example, Middletown has a beautiful bike path that borders Highlands; they have a walking trail that borders the other end Highlands which brings in a lot of people from different communities to their municipality to get to the Middletown trail system as well as to Sandy Hook. He stated that even though Highlands is getting a new bridge, it will not alleviate the traffic to Sandy Hook and when Sandy Hook is closed due to the park reaching its capacity, their municipality gets the entire overflow especially the bikers coming off the ferry looking for a place to go. He would like to get a bike path starting from Atlantic Highlands to the vicinity of the new Highlands Bridge since there is a new bike lane being put on the bridge so there needs to be a connection. He is not sure if this public hearing today is the appropriate venue to get assistance.

Patrick Daugherty, a resident of Neptune, stated that he came here today on behalf of his grandchildren. He wants to convey to the Board that he is advocating that many of the old factories, such as the 3M factory that he worked in Freehold,

come back to Monmouth County. Mr. Daugherty also stated that he would like to see Fort Monmouth kept open. He has sent letters to Freeholder Burry and Senator Beck suggesting that we play some hard ball down in Washington on keeping Fort Monmouth open.

John Szeliga a resident of Spring Lake Borough and a 44 year resident of Monmouth County asked about the switching trains in Long Branch and if that was included in the plan. Ms. Shiffman stated that it is in the plan. Mr. Szeliga stated that he is also a board member of the Jersey Shore Partnership and would like know if the plan touched on the topic of beach replenishment. Ms. Shiffman replied that it is not specifically stated in the plan; however, they do talk about beach and dune maintenance in the plan. He encourages that they strongly consider making beach replenishment part of the plan.

Freeholder D'Amico stated that recently at an Alliance for Action meeting, NJDEP gave a presentation on beach replenishment which is a federally funded program. They are tying into those areas in the Coastal Monmouth region that do need attention. It is just a question of federal funding. He feels that it is a good idea to have language in the plan encouraging municipalities to advocate for beach replenishment projects.

Vincent Domidion stated that he feels that the issue of beach replenishment should be put in the economic development aspect of the plan instead of the environmental section.

Mr. Szeliga agreed with their recommendations on beach replenishments. He also gave some examples of the processes that Sea Isle City and Avon have in place for this issue and how it works into their management plans.

Ray Kalainikas, a Manalapan resident, stated that he has an issue with the concept of a Planning Board and that there is sufficient affordable housing in this state and it just needs to be "tapped". He gave examples of using boarders and renters. He also brought of the question whether there is a need for railroads.

Mr. Kiernan offered a motion to close the public hearing portion of today's meeting on the *Coastal Monmouth Plan*. It was seconded by Freeholder D'Amico and all present were in favor.

The board took a brief recess from 3:25 p.m. until 3:30 p.m.

6. COMMITTEE REPORTS

A. ENVIRONMENTAL COUNCIL

The Environmental Council meeting for July was cancelled.

Ann Waters updated the board on the rain garden project. She stated that they

finally received a contract from NJDEP for the project. It has gone through Finance for their signature and is now at NJDEP.

B. AMENDMENT REVIEW COMMITTEE

The Amendment Review Committee did not meet in July.

C. AGRICULTURE DEVELOPMENT BOARD

James Stuart reported that at the July Agriculture Development Board meeting, they discussed the communication problems with the SADC.

D. TRANSPORTATION COUNCIL

Anthony Gamallo reported that Kevin Ganson, the planned speaker to talk about the Belford Ferry was not able to attend. However, Mr. Ganson gave Betsy Barrett a brief interview concerning the ferry and Ms. Barrett shared that information with the council.

Mr. Gamallo reported that a subcommittee of the Transportation Council is working with the county Office of Emergency Management to learn about how the council can help in regard to emergency evacuation procedures.

The Division of Engineering supplied the council with a summary of construction projects within the county that are currently underway. Ray Bragg from the Division of Engineering was present at the meeting to review the projects with the council and to answer any questions.

E. STORMWATER TECHNICAL ADVISORY COMMITTEE

The Stormwater Technical Advisory Committee did not meet in July.

G. GREENHOUSE GAS REDUCTION ADVISORY COMMITTEE

The Greenhouse Gas Reduction Advisory committee did not meet in July.

F. DEVELOPMENT REVIEW COMMITTEE

Chairman Rettagliata stated that Schedules 1108 A, B, C, and D of the Monday, May 24, 2010 meeting and Schedules 1109 A, B, C, and D of the Monday, June 14, 2010 meeting are available from Secretary Elias.

7 OLD BUSINESS

A. Coastal Monmouth Plan

Counsel Aikins stated that during the Public Hearing portion of today's meeting on the *Coastal Monmouth Plan*, the board suggested to carry over the review of the *Coastal Monmouth Plan* to the August meeting. Paul Kiernan offered a motion to carry the review and potential adoption of the *Coastal Monmouth Plan* to the August meeting. The motion was seconded by Freeholder D'Amico and all present agreed.

Joe Barris requested written comments from the Board by August 6, 2010. He directed the board to send their comments to Secretary Elias and she will forward them to him.

B. Update on the Wastewater Management Plan

Assistant Director Goldschlag reported stated that the public meeting on the county's *Wastewater Management Plan* is tentatively scheduled for August 24, 2010 at the County Library Headquarters in Manalapan. She is waiting for NJDEP to get back to her of with the date and when the meeting notice will be placed in the paper.

8 NEW BUSINESS

A. Presentation on Fort Monmouth

At the request of the board, Rick Harrison, the Deputy Director, and Diane Canterbury, the Project Manager for the Fort Monmouth Economic Revitalization Planning Authority and Ed Putnam, Assistant Director of Site Remediation for NJDEP gave presentations on the status of their progress relating to the environmental issues associated with the Fort Monmouth Revitalization project. The FMERPA representatives gave a PowerPoint presentation which gave the board an overview of the authority and its purpose, the roles of the Environmental Advisory Committee and the Restoration Advisory Board. In addition, they reviewed the Authority's plan going forward as well as some challenges they are facing and some solutions. A copy of the PowerPoint presentation was distributed to the Board and is attached to these minutes for reference.

Nancy Grbelja stated that she thinks that there has to be an independent agency with the expertise that is going to be able to validate the testing that is done at Fort Monmouth to make sure that NJDEP has on record the location and the analysis of those tests. She feels that the county, in order to be protected in the case where they are taking over this particular area, needs to know that there is an independent agency that will check and confirm that anything that Garrison says that happens actually did happen. And if that doesn't happen there is a bond against the federal government to make sure

that the clean-up takes place. Mr. Means stated that there will be a clause in the agreement for the deed providing a guarantee for this type of situation. Mr. Harrison also stated that if something does come up in the future on this property, that it still is the responsibility of the Army. Ms. Grbelja would like to see the language in the contract. Freeholder D'Amico also stated that he would like to see the language in the statutes and regulations on this issue.

Mr. Putnam from NJDEP provided the board with some of the statutes and regulations that NJDEP operates under. He mentioned that the one that is missing is the BRAC statute. Mr. Putnam stated that the Army will be responsible for contamination forever. He explained the Army's responsibility in further detail. Mr. Putnam answered specific questions from the Board on a variety of topics.

Mr. Putnam stated that there is legislation that was passed in both houses of the legislature forming an Implementation Authority that will have the powers to own the whole Fort Monmouth property and would also implement the plan. That legislation has language that gives the municipalities certain rights relative to approvals or any changes to the plans. This legislation is supposed to be signed by the Governor by August 9th.

Ms. Canterbury, Mr. Harrison and Mr. Putnam answered additional questions from the board.

B. Presentation on the AmeriCorp Program for 2009-2010

Linda Brennen introduced Shane Toohey, the AmeriCorp Ambassador assigned to the Planning Board for the 2009-2010 year. Ms. Brennen explained that in 1999 NJDEP received Federal grant money from the AmeriCorp program to assign watershed ambassadors in each of the watersheds in New Jersey. Since Monmouth County is primarily in Watershed Area 12 and Area 13 the Monmouth County Planning Board became the host agency for Mr. Toohey.

Mr. Toohey gave a power point presentation explaining his role as an AmeriCorp Ambassador for Monmouth County. He is the liaison to NJDEP and the community. He had to complete 1700 hours of service within an 11 month timeframe. During this time, his major role is to do assessments in the Area 12 watershed, Navesink River and the Manasquan River watersheds by performing water quality monitoring, volunteer monitoring, and community service. Mr. Toohey gave an overview of his projects during his time at the Planning Board. He also mentioned that he is certified to install and train others how to build rain gardens.

9 EXECUTIVE STAFF REPORT

Freeholder D'Amico informed the Board that the Board of Chosen Freeholders will be considering a resolution on establishing and adopting a Complete Streets Policy

at their next meeting this Thursday. This purpose is to create a comprehensive and integrated connecting multi-modal network by facilitating bicycling and walking to trip generators on county roads.

Vincent Domidion mentioned that there was an article in the Sunday Press on the situation with the Baykeeper and the NJDEP concerning shellfish contamination. He suggested that maybe the Area 12 committee may want to follow up on this.

10 PUBLIC COMMENTS

No public in attendance wished to speak.

11 ADJOURNMENT

With no further business to discuss, Tom Means 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 4:47 p.m.

Respectfully submitted,


Geraldine A. Elias
Secretary to the Board