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 August 16, 2010

1. CALL MEETING TO ORDER

Chairman Rettagliata called the meeting to order at 2:02 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., Toms Means, Mollie Giamanco, Joseph Ettore, Freeholder Burry (arrived at 2:07 p.m.) and Freeholder D'Amico.

Members Absent: James Stuart

Alternates Present: James Giannell 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

Counsel Aikins stated that Nancy Grbelja will be a voting member at today's meeting in place of James Stuart who is absent.

MCPB Staff Present: Joseph Barris, Long Range Planning Section
Russ Like, Research & Special Studies Section
Anthony Gamallo, Transportation Planning Section
Harriet Honigeld, Environmental Planning Section
Turner Shell, Environmental Planning Section
Ann Waters, Environmental Planning Section

Public Present: Jamie Evans, Monmouth Conservation Foundation
Fran Varacalli, Monmouth Conservation Foundation
Vincent Lepore, Long Branch resident
Tony MacDonald, Urban Coast Institute
Marcia Shiffman, Maser Consulting, PA
Kenny Walter, Atlanticville Newspaper
Linda Zucaro, Monmouth A Team

5 MEETING MINUTES

Vincent Domidion offered a motion to approve the meeting minutes of November 16, 2009 and it was seconded by Mollie Giamanco. All present were in favor except for Tom Means, Freeholder Burry and Freeholder D'Amico who abstained since they were absent at that meeting. A copy is attached to these minutes for reference.

Tom Means offered a motion to approve the meeting minutes of December 21, 2009 and it was seconded by Paul Kiernan. 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. COMMITTEE REPORTS

A. ENVIRONMENTAL COUNCIL

Ann Waters reported that at the August Environmental Council meeting, the main topic of discussion was that they received the executed grant from NJDEP for the Brookdale Community College (BCC) rain garden project. A press release was done last week. The stakeholder group will meet at BCC next Tuesday, August 24th at 2:30 p.m. Ms. Waters stated that they are looking at the Fall to start construction of the rain gardens.

B. AMENDMENT REVIEW COMMITTEE

The Amendment Review Committee did not meet in August.

C. AGRICULTURE DEVELOPMENT BOARD

Harriet Honigfeld reported that at the August meeting of the Agriculture Development Board, they began to hear an agriculture labor housing request for a farm in Colts Neck. After presentations and discussion, the board recommended that they defer their decision to the next meeting to give the owners time to provide additional information.

D. TRANSPORTATION COUNCIL

There was no meeting of the Transportation Council in August.

E. STORMWATER TECHNICAL ADVISORY COMMITTEE

The Stormwater Technical Advisory Committee did not meet in August.

F. GREENHOUSE GAS REDUCTION ADVISORY COMMITTEE

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

G. DEVELOPMENT REVIEW COMMITTEE

Chairman Rettagliata stated that Schedules 1110 A, B, C, and D of the Monday, June 29, 2010 meeting and Schedules 1111 A, B, C, and D of the Monday, July 12, 2010 meeting are available from Secretary Elias.

7. OLD BUSINESS

A. Coastal Monmouth Plan

Joseph Barris reported that at the request of the board from its July meeting, the *Coastal Monmouth Plan* was held over to this meeting for adoption. Mr. Barris distributed a report containing the responses and recommendations he has received from the Monmouth County Division of Engineering, Planning Board members and the public during the public hearing on the plan. A copy of the comments and recommendations are attached to these minutes for reference.

Mr. Barris suggested that these recommendations be incorporated into the *Coastal Monmouth Plan* as a condition of final approval. Mr. Barris answered some questions from the board on the comments and recommendations.

Mr. Domidion suggested that Monmouth Park be put in the plan as an economic anchor and would like to see this highlighted in the plan. In addition, he would like to include mentioning transit access proximity to the Allaire Airport. Mr. Barris stated that the issue with the airport is very specific and may be better suited for consideration in the *Central Plan* since it is in the Central region.

Mr. Giannell stated that he has a concern with the plan recommending too many committees and sub-committees being formed. In addition, he questioned whether or not we received letters of support from any of the municipalities involved. Mr. Barris stated we have received 5 letters of support to date and are expecting more. Mr. Giannell also raised questions and concerns regarding the issue of "government subsidized housing". He feels that many of communities should promote non-government sponsored middle-class housing as opposed to low-income housing.

Counsel Aikins read the proposed draft resolution into record. Freeholder D'Amico offered a motion to approve the resolution with the amendments presented and it was seconded by Paul Kiernan, Jr. After the motion, it was recommended to add a footnote to say "laws are currently being considered/addressed regarding affordable housing". In addition, the first "Therefore" on the draft resolution presented after the wording "*The Monmouth County Growth Management Guide: Goals, Objectives and Policies*" there should include wording such as "together with the eight pages of comments, responses and recommendation reviewed at the Monmouth County Planning Board meeting of August 16, 2010 and further incorporating a reference to Monmouth Park as part of the economic issues to be evaluated in the *Coastal Monmouth Plan*". Freeholder D'Amico offered a motion to include these the recommendations referenced above and was seconded by Tom Means. All present were in favor.

B. Update on the Wastewater Management Plan

Assistant Director Goldschlag reported that they Public Meeting on the *Monmouth County Wastewater Management Plan* will be held on August 24, 2010 from 5:30 p.m. to 9:30 p.m. at the Monmouth County Library Headquarters in Manalapan.

8. NEW BUSINESS

A. Monmouth University Urban Coast Institute *Coastal Watershed Conservation and Restoration Initiative* Presentation

Tony MacDonald, Director of the Urban Coast Institute at Monmouth University and Professor John Tiedemann gave a presentation on the *Coastal Watershed Conservation and Restoration Initiative*. Mr. MacDonald stated that they are working in collaboration with Monmouth Conservation Foundation and the American Littoral Society on this project. Fran Varacalli from the Monmouth Conservation Foundation was also in attendance to answer questions from the board and discuss the Monmouth Conservation Foundation's role.

Professor Tidemann explained that the study area included the Navesink/Shrewsbury estuary complex, the Shark River estuary and the Manasquan River estuary. A priority selection tool was created to identify land suitable for conservation or restoration using GIS technology. He reviewed the process of selecting study areas, creation of the Conservation Priority Index and the Restoration Priority Index, funding and the next steps.

Mr. MacDonald explained to the Board that they are looking for contacts to provide recommendations for other sites. They also developed a database in addition to the GIS tool that is available to be used by interested parties.

Mr. MacDonald, Professor Tidemann and Fran Varacalli answered questions from the board.

Freeholder D'Amico recommended that they reach out to the Parks System and the Board of Recreation Commissioners.

Vincent Domidion suggested that they should look at the *Monmouth County Open Space Plan and the Coastal Monmouth Plan* for comparison.

Freeholder Burry expressed her concern with this effort and working with the private property owners. She feels that they will not be willing participants.

Assistant Director Goldschlag suggested that they also coordinate their efforts with Linda Brennen of the Environmental Section of the Planning Board to see what other studies our office has prepared to assist them in this project.

B. Planning Merit Awards

Director Clark stated that the Planning Award Committee met prior to this meeting to review the submissions for the merit awards. Laura Kirby gave a presentation on each of the sites. A copy of the summary of each project was distributed to the board and is attached to these minutes for reference.

The committee recommended that the Monmouth University Multi-Purpose Activity Center, the Renaissance Center in Freehold Township and the Township of Hazlet's 2030 Vision Plan receive Honorable Mention Awards. In addition, they recommend that the following receive Merit Awards: the Borough of Allentown and the Borough of Upper Freeholder for the Upper Freehold Historic Farmland Byway Corridor Management Plan; the Township of Neptune Transit Village Study Area Land Use Plan, and the Midtown Commons in the Township of Neptune; and the American Hotel in Freehold Borough. Freeholder D'Amico offered a motion to accept the Planning Awards Winners as recommended the Planning Awards Committee. Paul Kiernan, Jr. seconded the motion. All present were in favor.

C. NJTPA Sustainable Communities Grant

Anthony Gamallo reported that our office is applying for a NJTPA Sustainable Communities Grant. The focus of the plan is to develop a regional plan for sustainable development that will focus future growth on acceptable locations.

Mr. Gamallo distributed an Executive Summary detailing the goal of the program and a draft letter stating our desire to be on the consortium. Copies of the two documents are attached to these minutes for reference. He mentioned that there are two main concerns from the county's point of view. First, it is important that the grant application acknowledge that subregions are an important part of the planning process for this regional plan. If this is truly a regional plan, then all subregions need to be involved. Second, we think it's important that the county be duly represented on the TAC with other members of the consortium. Freeholder D'Amico stated that the NJTPA approved this grant project today.

Mr. Gamallo stated that he is seeking approval from the Planning Board to send the draft letter to the Board of Chosen Freeholders recommending that they send this letter. In response to the board's discussion on making the last paragraph stronger. Counsel Aikins recommended changing the wording of "based upon" to "conditioned upon". Paul Kiernan, Jr. offered a motion to send the letter as presented with the change stated and Tom Means seconded the motion. All present were in favor.

9. EXECUTIVE STAFF REPORT

There were no reports.

10. PUBLIC COMMENTS

Vincent Lepore, a resident of Long Branch, stated that he was at the last Freeholder meeting and he had a concern with the Planning Board's Technical Assistance Brochures – Vol. IV and the Freeholders suggested that he come to the Planning Board since it was their document. Mr. Lepore stated that he feels that the listed criteria in the brochure is illegal and questioned the legality of the brochure and some of its contents. He also wanted to make sure that the stakeholders are kept involved. Director Clark and Assistant Director Goldschlag explained the process of how the brochure was prepared and that it was reviewed by counsel. Counsel Aikins referred Mr. Lepore to the front inside cover of the brochure where there is a disclaimer. Counsel Aikins concluded that there was no basis for Mr. Lepore's accusations.

Mr. Lepore started to personally attack Counsel Aikins. Mr. Lepore was asked to keep his comments to only Planning Board issues and not towards a board member on a personal level.

11. ADJOURNMENT

With no further business to discuss, Paul Kiernan, Jr. offered a motion to adjourn this meeting and was seconded by Mollie Giamanco. All present were in favor. Chairman Rettagliata adjourned this meeting at 3:50 p.m.

Respectfully submitted,

Geraldine A. Elias

Geraldine A. Elias
Secretary to the Board