

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
September 20, 2010

1. CALL MEETING TO ORDER

Chairman Rettagliata called the meeting to order at 2:05 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, Joseph Ettore, Freeholder Burry (arrived at 2:07 p.m.) and Freeholder D'Amico.

Members Absent: Mollie Giamanco and Tom Means.

Alternates Present: Nancy Grbelja (left @ 3:26 p.m.).

Alternates Absent: Freeholder Clifton, James Giannell and Richard Kucinski

Others Present: 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 Mollie Giamanco who is absent.

MCPB Staff Present: Linda Brennen, Environmental Planning Section
Joseph Barris, Long Range Planning Section
Kayla Connor, AmeriCorp Ambassador
Russ Like, Research & Special Studies Section
Anthony Gamallo, Transportation Planning Section
Harriet Honigeld, Environmental Planning Section
Laura Kirby, Research and Special Studies Section

Jessica Kubida, Environmental Planning Section
Russ Like, Research and Special Studies Section
Turner Shell, Environmental Planning Section
Ann Waters, Environmental Planning Section

5 CORRESPONDENCE

- A. Chairman Rettagliata stated that the Planning Board received a resolution from the Bradley Beach Planning Board in support of the *Coastal Monmouth Plan*. A copy of the resolution was distributed and is attached to these minutes for reference.
- B. through K.
Assistant Director Goldschlag stated that the Planning Board has received ten letters – items B-K of today's agenda under correspondence – from Holmdel residents regarding the county's *Wastewater Management Plan*. She stated that she will discuss these letters under "Old Business" on today's meeting agenda. Copies of these letters were distributed and are attached to these minutes for reference.

6. COMMITTEE REPORTS

A. ENVIRONMENTAL COUNCIL

Ann Waters reported that at the Environmental Council meeting they discussed plans for potential projects and speakers for 2011.

Ms. Waters stated that the Brookdale Community College Rain project is getting ready to begin construction on three of the five planned sites.

At this meeting Council member Morrissey informed the council that the Wall Township Environmental Advisory Committee's annual environmental summit is being held on Monday evening, September 27th at the Wall Municipal Complex. Senator Kean, Assemblyman Rible and Assemblywoman Angelini will be attendance.

In addition, Council member Nancy Grbelja stated the Millstone Environmental Commission won the ANJEC Achievement Award for their Threatened Endangered Species Ordinance.

B. AMENDMENT REVIEW COMMITTEE

Jessica Kubida reported that the Amendment Review Committee met and reviewed a request for an amendment to the *Monmouth County Water Quality Management Plan* to allow for a projected wastewater flow of 3,400 gallons per day discharge to on Block 50, Lot 11.03 in Upper Freehold Township. The proposed amendment is to accommodate a wedding facility, which will include a 12-room bed and breakfast, a 205-seat banquet hall and a 100-seat chapel to

be known as Ashford Estates. Ms. Kubida distributed a draft resolution for the board's consideration. The committee recommends that the Board adopt the resolution approving the amendment as presented.

Counsel Aikins read the resolution into record. Paul Kiernan, Jr. offered a motion to approve the resolution as read and it was seconded by Freeholder D'Amico. All present were in favor and the resolution was adopted upon roll call vote. A copy of the draft resolution is attached to these minutes for reference.

C. AGRICULTURE DEVELOPMENT BOARD

Harriet Honigfeld stated that at the September Agriculture Development Board meeting they heard a house replacement request for Sunset Stables in Howell. The MCADB board approved it. The next step for the Board is to send the request to SADC.

Ms. Honigfeld stated that they also had a right to farm complaint against a farm owner in Colts Neck. The people that filed the complaint did not show up at the hearing, therefore, the complaint was dismissed without prejudice.

Freeholder D'Amico asked Ms. Honigfeld to give the board the estimated number of equine operations on preserved farms in the county. Ms. Honigfeld stated that there are approximately 70 farms totaling 5,000 acres plus 7 hay farms with 740 acres.

D. TRANSPORTATION COUNCIL

Anthony Gamallo reported that the Freeholders appointed two new alternate members to the Transportation Council to fill the two existing vacancies; Eric Nelson and Anthony Garaguso.

Mr. Gamallo stated that at this meeting, Glenn Mason, the County's OEM Director, discussed the *Coastal Evacuation Route Improvement Study* and how the council can help in raising awareness of its usefulness to municipalities within the county.

Mr. Gamallo also stated that construction of the ARC tunnel has been temporarily shut down for approximately 30 days to re-examine the budget for the project.

E. STORMWATER TECHNICAL ADVISORY COMMITTEE

The Stormwater Technical Advisory Committee did not meet in September.

F. GREENHOUSE GAS REDUCTION ADVISORY COMMITTEE

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

G. DEVELOPMENT REVIEW COMMITTEE

Chairman Rettagliata stated that Schedules 1112 A, B, C, and D of the Monday, July 26, 2010 meeting, Schedules 1113 A, B, C, and D of the Monday August 9, 2010 meeting and Schedules 1114 A, B, C, and D of the Monday, August 23, 2010 meeting are available from Secretary Elias.

7. OLD BUSINESS

A. Update on the Wastewater Management Plan

Assistant Director Goldschlag stated that a public hearing on the *Monmouth County Wastewater Management Plan* was held on August 24th at the County Library Headquarters in Manalapan. Representatives from NJDEP and Planning Board staff were in attendance to answer questions from the public. There were approximately 58 people from the public that attended.

Assistant Director Goldschlag explained that the meeting was basically an informational session so that people could find out if their properties were in or out of sewer service areas. If the property was not in a sewer service area, NJDEP would check and see why they removed it.

As a follow-up to this meeting, Assistant Director Goldschlag stated that Planning Board staff will meet with NJDEP to discuss any comments that have been received. NJDEP will send a formal letter to the commenter and our staff continues to do site checks for people who call. We are also making sure that people are receiving the proper forms to submit to NJDEP if they want changes to the WMP and NJDEP will respond.

Assistant Director Goldschlag stated that last week she, along with staff, had their first meeting with NJDEP to review the comments we have received to date. NJDEP will send letters notifying people of their findings on each particular site in question. She stated that our role is to make sure that the municipalities and sewerage authorities are notified of these findings as well.

Assistant Director Goldschlag stated that the board has been receiving a lot of correspondence on several Holmdel sites. She reviewed the properties addressed in the letters with the board and described which properties were currently in sewer service areas and which were not. She also described NJDEP's, the municipalities', and the sewerage authorities' positions concerning each site.

B. Update on the Navesink Total Maximum Daily Load Committee

Turner Shell gave the board a PowerPoint presentation updating them on the Navesink Total Maximum Daily Load Committee (TMDL). The presentation provided the background, current status, funding, goals and next steps of the TMDL Committee. Mr. Shell also reviewed the list of eligible project for FY 2011 which remained unchanged from last year. The next step is to form a technical ad-hoc Navesink TMDL Committee.

Mr. Shell stated that because NJDEP identified Red Bank as a potential source of a lot of the problems, especially in the upper portion of the estuary, he would like to reach out to the Red Bank Environmental Commission and start to form a core group that would take the lead and maybe even be the grantee for the 319 project. They would like to do this in several phases. Mr. Shell stated that he will reach out to them, let them know what the problems are, let them know that there is a source of funding and that there may be other sources of funding as well and let them know that we are capable of helping them either secure grants or be involved in the grant process and start the in the ground structure.

Freeholder D'Amico suggested that the county's Environmental Council work with Turner Shell and put the Red Bank/Navesink River issue on their agenda.

8. NEW BUSINESS

A. Monmouth County Profile

Laura Kirby gave a PowerPoint presentation to the board on the economic summary they prepared for the *2010 Monmouth County Profile*. The Profile is a thumbnail sketch of the county and provides qualitative and quantitative summaries of the demographic and economic developments of the county. Ms. Kirby explained that this report is distributed to the bond rating companies for use in obtaining an "AAA" Bond rating for the county.

Ms. Kirby answered questions from the board. The board requested copies of this presentation. Ms. Kirby made copies and distributed them to the board. A copy of this presentation is attached to these minutes for reference.

B. Employee Commute Survey

Russ Like reported that a survey was sent out to all county employees to see how they get to work, their business travel and point of origin of their commute to their county job. This was done as part of the county's greenhouse gas initiative. He explained that the numbers will be used to measure the emissions associated with the county employee travel and encompasses both their commutes and their use of their own vehicles for work related travel. Mr. Like stated that they had a response rate of approximately 45% of all county employees. He reviewed the areas of the county that had the most responses, the county resident population and the results of the survey with the board.

There was discussion amongst the board and Mr. Like answered some specific questions.

Freeholder D'Amico suggested that the current transit map be updated and placed on our website and look into the possibility of distributing it to all county employees. Assistant Director Goldschlag stated that she will look into this.

Assistant Director Goldschlag mentioned that the TMA is working with the county to encourage carpooling. She will look into maybe getting the TMA to go to other county departments presenting the carpooling alternative.

C. Update on Shark River Dredging

At the board's request, Assistant Director Goldschlag stated that a representative from NJDEP will give a presentation on the dredging project for the Shark River at the October Board meeting. Also in attendance will be a representative from Birdsall Engineering, who prepared the plan for the project.

County Engineer Ettore gave the board a brief background on the dredging of Shark River. He stated that in 2005, Neptune City submitted an application prepared by Birdsall Engineering to the NJDOT Office of Maritime Resources and received a \$20,000 grant to prepare a detailed dredge material management plan for the Shark River Basin. The 5 municipalities that participated in the grant were Neptune City, Neptune, Wall, Belmar and Avon-by-the-Sea. The receipt of the grant allowed the 5 municipalities to form the Shark River Basin Environmental Planning Committee to oversee the development of the management plan for the Shark River Basin area. The management plan recommended several options for a confined disposal site for the dredge material. He reviewed those sites with the board. He stated that site "A" was the preferred site. However, County Engineering Ettore understands that Wall has raised some concerns over the use of site "A". In addition, County Engineer Ettore stated that in October, 2009 the Neptune governing body filed a lawsuit against the State of New Jersey for failing to maintain the state obligated maintenance of state channels on the inner regions of Shark River Bay.

County Engineer Ettore stated that his office did look into the concerns that Wall had relative to the recommended Site "A". He reviewed the site and how the dredging material will be transported and the concerns of Wall.

In addition, County Engineer Ettore stated that the Engineering Division has been asked to be part of the basin committee in an advisory capacity.

After some discussion, Freeholder D'Amico would like the NJDEP representative to review the concerns of Wall and to speak about the possibility of creating an island for the contained disposal site. Assistant Director Goldschlag stated that we will ask them to discuss those items in their presentation at the October meeting.

9. EXECUTIVE STAFF REPORT

Secretary Elias updated the Board on the Annual Dinner. To date, there are 103 confirmed attendees and are anticipating an additional 25 attendees.

Linda Brennen introduced Kayla Connor as the AmeriCorp Ambassador for the 2010-2011 year.

10. PUBLIC COMMENTS

There was no public in attendance.

11. ADJOURNMENT

With no further business to discuss, Paul Kiernan, Jr. offered a motion to adjourn this meeting and was seconded by Vincent Domidion. All present were in favor. Chairman Rettagliata adjourned this meeting at 3:40 p.m.

Respectfully submitted,


Geraldine A. Elias
Secretary to the Board