

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 November 16, 2009

1. CALL MEETING TO ORDER

Chairman Rettagliata called the meeting to order at 2:03 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, Paul Kiernan, Jr., Vincent Domidion II, Mollie Giamanco, James Stuart and Joseph Ettore

Members Absent: Tom Means, Freeholder D'Amico and Freehold Burry

Alternates Present: Corey Folta and Louis Tocci

Alternates Absent: Richard Kucinski

Others Present: Robert W. Clark, Planning Board Director
Mark Aikins, Esq., Counsel to the Board
Geraldine Elias, Secretary to the Board

Counsel Aikins stated that Corey Folta will be a voting member in the absence of Tom Means for today's meeting.

MCPB Staff Present: Joseph Barris, Long Range Planning Section
Harriet Honigfeld, Environmental Planning Section
Turner Shell, Environmental Planning Section
Nora Shepard, Transportation Planning Section
Ann Waters, Environmental Planning Section

Public Present: Ava Horvath, Director, Avenue A Community-Built Affordable Home Development
Marcia Shiffman, Maser Consulting

5. COMMITTEE REPORTS

A. ENVIRONMENTAL COUNCIL

Ann Waters reported that at the November Environmental Council meeting, Renee Amellio, the Outreach Program Specialist from NJ Natural Gas, provided information about their new "SAVEGREEN" project which features residential energy audits and rebates available to homeowners.

The council discussed the possibility of holding a roundtable in the spring of 2010 on community gardens and urban agriculture. They would like to hold this workshop at a site in Asbury Park which would provide a hands-on event.

Ms. Waters stated that the NJDEP requested one more piece of information regarding the Brookdale Rain Garden project. This information was forwarded to them and is waiting to hear back from NJDEP before they can move forward with the project.

B. AMENDMENT REVIEW COMMITTEE

The December Amendment Review Committee meeting was cancelled.

C. AGRICULTURE DEVELOPMENT BOARD

Harriet Honigfeld reported that the Garden State Preservation Trust Referendum received approval to be put on the November ballot.

Ms. Honigfeld stated that at the November Agriculture Development Board meeting the board addressed and approved a request for a house replacement on the Holland Farm in Manalapan. The next step is to forward the request to the State for approval.

D. TRANSPORTATION COUNCIL

Nora Shepard stated that at the November Transportation Council meeting, Jeffrey Vernick, who is representing the NJTPA, gave a presentation on the topic of "safety on a shoestring budget". The presentation is being given around the State.

At this meeting, the Transportation Council discussed one of their main focuses for the next year which non-motorized transportation modes.

In addition, Ms. Shepard stated that staff is continuing to revise the bike map.

Ms. Shepard stated that she has been invited by Brookdale Community College to their "speak-out talk" regarding transportation and parking issues.

Ms. Shepard reported that they have formed a Technical Advisory Committee for the transportation related *Greenhouse Audit and Plan*. They had their first meeting in which they reviewed the scope of work. An RFP has been submitted and they have received two proposals will be reviewing them.

E. STORMWATER TECHNICAL ADVISORY COMMITTEE

Turner Shell stated the December meeting of the Stormwater Technical Advisory Committee was cancelled.

G. GREENHOUSE GAS REDUCTION COMMITTEE

Ms. Waters reported that last Friday morning there was an initial meeting of the Plan Review Sub-committee where they took the opportunity to start discussion on the plan that they will be putting together for Monmouth County. The sub-committee looked at some examples of plans that were done in other states. They will be preparing an outline and will meet again next month. Ms. Waters stated that she will report back to the board next month.

F. DEVELOPMENT REVIEW COMMITTEE

Chairman Rettagliata stated that there were no agendas submitted this month.

6. OLD BUSINESS

A. Update on the Bond Rating Meeting

Director Clark stated that we have received official notice that the county has received a triple "A" rating from all three bond agencies: Fitch, Moody's and Standard and Poors. Director Clark stated that the Planning Board office had a significant role by putting together the 2009 Profile of the county which assisted the bond houses in their decision-making process. This is the 11th year in a row that the county has received a triple "A" rating from all three bond agencies. Our county is one of only 22 counties in the United States that received a triple "A" bond rating from all three bond agencies and the only one in the State of New Jersey.

B. Wastewater Management Plan

Director Clark stated that at the last meeting the board heard discussion about some Holmdel issues with the *Wastewater Management Plan* and asked staff to arrange a meeting with all parties involved so as to come to a consensus. Staff has set up a meeting on December 7, 2009 at 10:00 a.m. in the Planning Board conference room. Those invited were the Director of NJDEP, Mayor of Holmdel, Chairman of the MCEC, Executive Director of the Bayshore Regional Sewerage Authority, representatives from the concerned citizen's group, Chairman of the Amendment Review Committee and the Park System. Each of these invitees was asked to only send two representatives at this meeting. A copy of a letter that was sent informing all interested parties of the meeting was distributed to the board and is attached to these minutes for reference.

C. Coastal Monmouth Plan

Director Clark introduced Joe Barris as the project manager of the *Coastal Monmouth Plan*. Mr. Barris gave an overview and status report on the plan.

Mr. Barris introduced Marcia Shiffman of Maser Consulting who was hired to prepare the plan. Ms. Shiffman gave the board a PowerPoint presentation of the highlights of the plan and answered specific questions from the board at the end of her presentation. She welcomed comments from the board and will be accepting written comments until the end of this month from the board members for incorporation in the final draft version of the plan. A copy of the plan was distributed to the board prior to today's meeting and is attached to these minutes for reference.

Mr. Barris stated that they are having an Open Public Information Open House at Brookdale Community College this evening. In addition, the Public Hearing and final

plan adoption is tentatively scheduled to be held in February 2010 during the board's regular meeting.

Vincent Domidion distributed a copy of his personal perspective on *The Coastal Monmouth Plan* and reviewed it with the board. A copy of this document is attached to these minutes for reference.

Paul Kiernan, Jr. asked if Mr. Barris can bring this plan back to the board at the January meeting. Mr. Barris said he will try to have all of the comments from the board incorporated in the plan and bring it back to the board in January.

7. NEW BUSINESS

None

8. EXECUTIVE STAFF REPORT

Joseph Rettagliata reminded the board that the December 21, 2009 meeting will begin at 11:00 a.m. followed by the Board's Annual Holiday luncheon. Details will be distributed by Secretary Elias.

9. PUBLIC COMMENTS

None.

10. ADJOURNMENT

With no further business to discuss, James Stuart offered a motion to adjourn this meeting and was seconded by Paul Kiernan, Jr. All present were in favor. Chairman Rettagliata adjourned this meeting at 3:18 p.m.

Respectfully submitted,


Geraldine A. Elias
Secretary to the Board