

# 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 April 20, 2009

### 1. CALL MEETING TO ORDER

Chairman Rettagliata called the meeting to order at 1:01 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., Tom Means, Freeholder Burry, Freeholder D'Amico and Mollie Giamanco (arrived at 1:15 p.m.).

Members Absent: James Stuart and Joseph Ettore.

Alternates Present: Corey Folta and Louis Tocci.

Alternates Absent: Richard Kucinski

Others Present: Bonnie Goldschlag, Assistant Director of Planning  
Mark Aikins, Esq., Counsel to the Board  
Geraldine Elias, Secretary to the Board

Corey Folta will be a voting member in the absence of James Stuart.

MCPB Staff Present: Linda Brennen, Environmental Planning Section  
Anthony Gamallo, Transportation Planning Section  
Harriet Honigfeld, Environmental Planning Section  
Laura Kirby, Research and Special Studies Section  
Russel Like, Research and Special Studies Section  
Turner Shell, Environmental Planning Section  
Ann Waters, Environmental Planning Section

**5. MEETING MINUTES**

Paul Kiernan, Jr. offered a motion to approve the minutes from the August 18, 2008 meeting as presented and was seconded by Vincent Domidion II.

Freeholder Burry offered a motion to approve the minutes from the September 15, 2008 meeting as presented and was seconded by Mollie Giamanco.

**6. CORRESPONDENCE**

Assistant Director Goldschlag stated that our office has received a copy of a resolution adopted by the Mayor and Council of the Borough of Freehold on April 6, 2009 supporting the efforts by the county and other Monmouth County municipalities in establishing a regional scenic byway. A copy of the resolution is attached to these minutes for reference.

**7. COMMITTEE REPORTS**

**A. ENVIRONMENTAL COUNCIL**

Ann Waters reported that each board member received a copy of the final opinion paper on the Liquefied Natural Gas Offshore Transfer Facilities that the Environmental Council prepared and voted on at their last meeting. A copy of this opinion paper is attached to these minutes for reference.

Ms. Waters distributed a flyer on the Energy Forum sponsored by the Environmental Council being held on Wednesday, April 29<sup>th</sup> at 7 p.m. at Brookdale Community College. Brookdale Community College's Environmental and Physical Science Department are co-sponsoring this forum as well. A copy of this flyer is posted on the county's website. In addition, a copy of this flyer is attached to these minutes for reference.

Ms. Waters stated that the Brookdale rain garden project proposal needed some changes as per NJDEP and has been re-submitted to them.

**B. AMENDMENT REVIEW COMMITTEE**

Jessica Kubida reported that the April Amendment Review Committee meeting was cancelled.

**C. AGRICULTURE DEVELOPMENT BOARD**

Harriet Honigfeld reported that at the last Agriculture Development Board meeting final approval was awarded to two farms.

Ms. Honigfeld stated that at this meeting, there was an ADA condemnation hearing regarding the Boxwood Farm in Manalapan. The county's Engineering Department has been involved in this matter since it relates to a county bridge that needs to be replaced and widened to meet safety standards. The main issue is that in acquiring a farmland preservation easement through the Direct Program, the SADC did not provide for sufficient right-of-way and maintenance area for a county bridge. The county will be required to obtain a 0.11 acre portion of the deed-restricted land.

#### **D. TRANSPORTATION COUNCIL**

Anthony Gamallo reported that at the council's last meeting there was a presentation by Mayor Anna Little of Highlands discussing the potential of ferry use on the bay perhaps in conjunction with Staten Island and the cities of Carteret and Elizabeth.

The Council discussed the upcoming transportation summit being held on May 5<sup>th</sup> at 7 p.m. at Monmouth University. A flyer on the summit was distributed to the board and is attached to these minutes for reference.

Mr. Gamallo stated that the Council discussed about getting a guest speaker for a future meeting to talk about trails and parks throughout the county. Staff is currently working on a GIS map for this meeting showing our relationship of existing trails.

#### **E. STORMWATER TECHNICAL ADVISORY COMMITTEE**

Turner Shell reported that the STAC recommends that the board grant final approval of the Keyport Municipal Stormwater Management Plan and Stormwater Control Ordinance. Counsel Aikins read the draft resolution for final approval. Vincent Domidion II offered a motion to approve the resolution as read and it was seconded by Mollie Giamanco. All present agreed and the resolution was adopted.

#### **F. DEVELOPMENT REVIEW COMMITTEE**

Chairman Rettagliata stated that Schedules 1078, A, B, C, and D from the February 23, 2009 meeting and Schedules 1079 A, B, C, D from the March 6, 2009 are available from Secretary Elias if anyone would like to obtain a copy.

#### **G. GREENHOUSE GAS COMMITTEE**

Ann Waters reported that at last week's committee meeting, there were a few presentations. The Lincroft Village Green Association gave a presentation on the roundabouts proposed on Rt. 520. This is the same presentation the Planning Board was given at their February meeting.

In addition, Linda Brennen gave a presentation on the Outer Continental Shelf Leases which the Board will learn about today.

Ms. Waters stated that the committee also discussed the county facilities audit.

They also are in the process in organizing sub-committees.

### **8. OLD BUSINESS**

#### **A. Update on MOM**

Assistant Director Goldschlag reported that she will be meeting with Freeholder D'Amico and the consultant that was hired by the county to discuss the new application process for federal funds specifically for the MOM project. In addition, they will be discussing other strategies to advance this project.

Ms. Goldschlag stated that the administrator of Middlesex County came to the county offices recently for another meeting and she was asked to give a presentation of the

MOM project. As a result of this presentation, he seemed somewhat interested in the South Amboy line and asked for information on the MOM opinion survey that was recently completed. Ms. Goldschlag contacted the consultant who did the opinion survey and forwarded the requested information to the Middlesex County administrator.

B. Update on the State Plan

Assistant Director Goldschlag reported that she attended a County Planners meeting and found out that the draft final State Plan Map was released. Our office had 100 amendments to the preliminary plan. Staff printed a copy of the map off the website and will check each amendment to see if what we proposed and what the State agreed upon are on the new state plan map. Ms. Goldschlag stated that we will be will be commenting on any discrepancies.

In addition, Ms. Goldschlag attended a meeting with representatives from NJDEP and the Office of Smart Growth and there was a discussion on how the *Wastewater Management Plan* will be related to the *State Plan*. Our office feels that the *State Plan* should portray the big picture concerning the future direction of the State and the *Wastewater Management Plan* should fit into that picture. Ms. Goldschlag stated that she thinks that the consensus about the two plans is that the *State Plan* will come out and be adopted and then as counties get their *Wastewater Management Plans* adopted then the two documents will be looked at side by side to see if changes need to be made.

C. Revised Summer Coastal Population Study

Russ Like gave a power point presentation on the updated findings for the *Summer Coastal Population Study*. A copy of the revised report was distributed to the board and is attached to these minutes for reference. Mr. Like answered questions from the board.

Mr. Like stated that our office will be receiving an Achievement in Planning Award from the New Jersey Planning Officials for this report.

9. **NEW BUSINESS**

A. Outer Continental Shelf Leases: Recent Issues That Could Affect New Jersey's Coast

Linda Brennen gave a PowerPoint presentation on the Outer Continental Shelf and the recent issues that could affect New Jersey's coast. Ms. Brennen gave a brief history of the offshore activities and discussed the proposed 5-year lease program and the ties to the MORE Act of 2009, both of which could affect the New Jersey Coast.

Ms. Brennen prepared two draft letters for the board's review. One letter was directed to Ken Salazar, Secretary of the Department of the Interior regarding the Draft proposed Outer Continental Shelf (OCS) Lease program 2010-2015 dated January 2009. This letter states our opposition to the new oil and gas leases issued on the OCS and also includes our comments on the questions that were outlined in the draft proposed 2010-2015 Plan, *Summary of Decision*. The second draft letter was directed to Congressmen Christopher Smith, Frank Pallone, Jr. and Rush Holt, Jr., regarding the Proposed MORE Act of 2009 – HR 797. Copies of these draft letters are attached to these minutes for reference.

Freeholder D'Amico suggested that the letter for the MORE Act should be revised slightly to state that we oppose any oil and gas lease. In addition, wording on the second page of the letter should basically state that there are positive sections of the MORE ACT that should be passed and highlight those that apply. After some discussion, Freeholder D'Amico offered a motion to send the letter with the suggested changes and was seconded by Tom Means. All present were in favor.

After some discussion, the Board agreed to not take action on the letter regarding the draft proposed Outer Continental Shelf (OCS) Lease program 2010-2015 dated January 2009 until the Environmental Council has had a chance to review this proposal.

**B. Annual Certificate of Occupancy Study**

Laura Kirby gave a PowerPoint presentation on the highlights of the *Annual Certificate of Occupancy Study* that was prepared by our office. She distributed a copy of the population estimates from April 1, 2000 to January 1, 2009 and the housing unit estimates from April 1, 2000 to January 1, 2009. Copies of these documents are attached to these minutes for reference.

Vincent Domidion II offered a motion to approve and release the population estimate figures to the public and was seconded by Paul Kiernan. All present were in favor.

**C. Proposed Time Change of Planning Board Meetings**

Corey Folta proposed to change the time of the Planning Board meetings from 1:00 p.m. to 2:00 p.m. After some discussion, Freeholder D'Amico offered a motion to start the Planning Board meetings at 2:00 p.m. starting with the May meeting. Freeholder Burry seconded the motion. All present were in favor.

**D. Update on County's Applications for Stimulus Grants**

Freeholder D'Amico reported that the county will be receiving a \$4.6 million from the Energy Efficiency and Conservation Block Grant program under the Presidential Stimulus legislation that is due in June and requested an update.

Assistant Director Goldschlag reported that planning staff is tracking the stimulus grants. Staff has put together a spreadsheet of all the potential grants and who is applying for them within the county. Our office is facilitating a meeting on Wednesday with key county departments who might be interested in the stimulus money to ensure that the county will prepare a coordinated application. Planning staff is compiling information on what is needed to complete these applications accurately and will bring this to the meeting on Wednesday.

Paul Kiernan, Jr. offered a motion to authorize staff to go directly to the Board of Chosen Freeholders to move forward with this initiative without presenting to Planning Board first and was seconded by Tom Means. All present were in favor.

**10. EXECUTIVE STAFF REPORT**

Assistant Director Goldschlag reported that our office will be receiving an Achievement in Planning Award from the New Jersey Planning Officials for our Technical Assistance

Brochure.

Assistant Director Goldschlag distributed a copy of an article by Planetizen titled *Smaller House, Smaller Burden* for their information. A copy is attached to these minutes for reference.

**11. PUBLIC COMMENTS**

None.

**12. ADJOURNMENT**

With no further business to discuss, Mollie Giamanco 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 2:32 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Geraldine A. Elias". The signature is written in black ink and is positioned above the printed name and title.

Geraldine A. Elias  
Secretary to the Board