

# 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 February 17, 2009

### 1. CALL MEETING TO ORDER

Chairman Rettagliata called the meeting to order at 1:07 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., Joseph Ettore, and Freeholder Burry.

Members Absent: Mollie Giamanco, James Stuart, Tom Means and Freeholder D'Amico.

Alternates Present: Corey Folta (arrived at 1:09 p.m.), and Louis Tocci.

Alternates Absent: Richard Kucinski.

Others Present: Robert W. Clark, Director of Planning  
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 at this meeting in the absence of Mollie Giamanco and Louis Tocci will be a voting member in the absence of Tom Means.

MCPB Staff Present: Harriet Honigfeld, Environmental Planning Section  
Laura Kirby, Research and Special Studies Section  
Russel Like, Research and Special Studies Section  
Turner Shell, Environmental Planning Section  
Nora Shepard, Transportation Planning Section  
Ann Waters, Environmental Planning Section

Other County

Agencies:

Vince Cardone, Monmouth County Engineering Dept.  
Daria Jakimowska, Mon. Cty. Engineering Dept.

Public Present:

Carol Baker, Lincroft Village Green Association  
Roger J. Foss, Esq., Lincroft Village Green Association  
Jill Henry, Lincroft Village Green Association  
Mary Ellen Hintz, Lincroft Village Green Association  
Walter Horan, Lincroft Village Green Association  
Abe Littenberg, Lincroft Village Green Association  
Ted Maloney, Middletown Township  
Stephen Nacco, Brookdale Community College  
Michael Wallwork, PE, Alternate Street Design, PA  
Craig Weber, Middletown P.D.  
Phil Welch, Lincroft Village Green Assoc. &  
Monmouth A-Team

**5. MEETING MINUTES**

Paul Kiernan, Jr. offered a motion to approve the minutes from the May 19, 2008 meeting as presented and was seconded by Freeholder Burry.

The June 16, 2008 meeting minutes are being held for approval until the April 20, 2009 meeting.

**6. CORRESPONDENCE**

A. Director Clark stated that our office has received a letter from Gail Meltesen, resident of Rumson, regarding the Scenic Byway project. A copy was distributed to the board and is attached to these minutes for reference.

Joe Barris prepared a draft response for the board's review and consideration. A copy is attached to these minutes for reference. Mr. Clark's stated that there needs to be an addition in the 7<sup>th</sup> sentence of the second paragraph; insert the word "personal" before the words "spending in Monmouth County". Lillian Burry offered a motion to approve to send the letter as presented with the change and was seconded by Paul Kiernan. All present were in favor.

**7. COMMITTEE REPORTS**

**A. ENVIRONMENTAL COUNCIL**

Ann Waters reported that there were approximately 35 attendees at the Brownfields workshop the Council sponsored. There were representatives from several Monmouth County municipalities as well as the general public.

At the Council's February meeting they had their annual reorganization. Mr. Fedosh was appointed as Chairman and Mr. Reynolds was appointed as Vice-Chairman.

Ms. Waters reported that at this meeting, the council discussed the Brookdale rain garden project. There is another meeting is scheduled for tomorrow afternoon. The Council has completed the final project proposal that is being submitted to NJDEP and looking to move forward. Ms. Waters stated that they have had a lot of support from the High Tech High School and from a number of others.

Ms. Waters stated that the Spring Roundtable on April 29<sup>th</sup> at 6:30 p.m. being held at Brookdale Community College called "Making Choices Today for Energy Efficiency". The specific topics to be discussed by guest speakers are: Commercial and Industrial Program – NJ SmartStart Buildings; Municipal Renewable Energy Projects; and Residential Energy Efficiency – Home Performance with ENERGY STAR.

In addition, Ms. Water reported that the council spent a large portion of the meeting discussing the LNG report. A report on their findings is being finalized and should be distributed to the board next month.

#### **B. AMENDMENT REVIEW COMMITTEE**

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

#### **C. AGRICULTURE DEVELOPMENT BOARD**

Harriet Honigfeld reported that the Agriculture Development Board had a meeting in February but she had nothing new to report.

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

Nora Shepard reported that at the February Transportation Council meeting they welcomed three new members to the council and that council member Mary Beth Jahn resigned.

Ms. Shepard stated that County Engineer Joseph Ettore attended the meeting and discussed the stimulus package and their priorities and where we are today in the process.

Councilperson Ed Johnson of Asbury Park gave a presentation on some operational improvements that he has been speaking to NJ Transit about to try to help build on their success and assist tourism. He would like to work with the county and NJ Transit to try to promote transportation improvements especially to get trains additional to run before and after events in the city.

The council discussed having a summit on the stimulus package sometime in May and will be working on the specific details.

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

Turner Shell reported that the STAC recommends that the board grant conditional approval of the Oceanport Municipal Stormwater Management Plan and Stormwater Control Ordinance. Counsel Aikins read the draft resolution for conditional approval. Paul Kiernan, Jr. offered a motion to approve the resolution as read and it was seconded by Freeholder Burry. All present agreed and the resolution was adopted.

## **8. OLD BUSINESS**

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

Assistant Director Goldschlag stated that staff met with representatives of NJ Transit last week. At the meeting, NJ Transit presented three MOM alternatives that were not originally proposed. Assistant Director Goldschlag stated that of the proposed new alternatives were to all begin in Manchester, Ocean County. One would go from Manchester to South Brunswick with a platform station and then to the tunnel. There were two that went from Manchester to Red Bank then connect to the North Jersey Coast line. One of these alternatives would have a Freehold spur. The last alternative was the Bus Rapid Transit along Route 9. Assistant Director Goldschlag stated that staff is reviewing all of the information received at that meeting and will comment on it. The next step would be to meet with the Executive Director of NJ Transit.

In addition, Assistant Director Goldschlag stated that there will be an outreach letter from the Freeholders to the Middlesex County to try and set up a meeting with them.

### **B. Update on the Wastewater Management Plan**

Assistant Director Goldschlag reported that our office is moving forward with the meetings with the municipalities and sewerage authorities. The Environmental Planning staff is following up on the information that people stated they would furnish to prove to NJDEP that there is development on the sites that NJDEP proposed to remove from sewer service. Joe Barris and Meghan Leavey of our Long Range Planning section are revising the WMP map based on what everyone agreed upon during these meetings. Once everything is put together, staff will have a negotiation meeting with NJDEP to discuss all information that we received. We will share the revised maps with everyone to make sure that they are correct. The next step would be to have a public hearing.

### **C. Update on the Energy Audit**

Linda Brennen distributed and reviewed the information sheet on the Energy Audit update that she prepared. A copy of this document is attached to these

minutes for reference.

D. Update on the Stimulus Funds being used for Highway and Bridge Projects

County Engineer Ettore asked to give the board an update on the highway and bridge projects using stimulus funds. He reported that the stimulus money is being administered through the North Jersey Transportation Planning Authority (NJTPA) with respect to Monmouth County bridge and highway projects. The rules have been changing daily. The NJDOT and NJTPA have been very well positioned in stating that New Jersey should take full advantage of any federal stimulus funds that are available. Monmouth County submitted a draft list of projects to the NJTPA. Expectations are that the NJTPA should receive between \$140-\$150 million.

County Engineer Ettore stated that his office is prepared a list of "shovel ready" projects which will total approximately \$21 million.

9. **NEW BUSINESS**

A. Lincroft Village Green Association/Proposed Roundabouts on Rt. 520

Director Clark stated that the request for the Village Green Association to make a presentation on roundabouts on Rt. 520 to this board came to the Freeholder's office and then to the Engineer's office and then to the Planning Board Office. The Planning Board is glad to listen to their concepts, however, Director Clark explained that the approval or disapproval of roundabouts is not in the purview of this board; it would be the County Engineer's office.

Carol Baker, Co-President of the Lincroft Village Green Association, gave a background on this project stating that it was brought about by safety and traffic issues identified on Rt. 520 in the area of Phalanx Road, Swimming River Road, and Hurley's Lane in Lincroft. The installation of roundabouts in these areas would alleviate these issues. She distributed a letter addressed to Ms. Baker and Mr. Foss from Dr. Peter F. Burnham, President, Brookdale Community College regarding the success of the roundabouts recently installed at the college's entrance on Newman Springs Road. A copy of this letter is attached to these minutes for reference.

Ms. Baker introduced Michael J. Wallwork, PE of Alternate Design, PA, whom they have hired to develop a concept plan for the roundabouts on Rt. 520. Mr. Wallwork distributed copies of his presentation for today and an article from Time magazine dated September 15, 2008 title "You Want A Revolution – More cities are using roundabouts to help save drivers time (and gas money)". Copies of these documents are attached to these minutes for reference.

Mr. Wallwork gave a presentation on "modern roundabouts" showing where roundabouts are currently being used and the positive returns on putting in roundabouts. He stated that some of the pros of installing roundabouts include a safer roadway, a rise in real estate values and an increase in businesses in these areas. Board members asked questions regarding costs of roundabouts and the difference in roundabouts versus circles. Some members stated that three roundabouts in that stretch of road seemed to be a lot in one area.

Ms. Baker gave a summary of the presentation stating that these are just preliminary concepts and no cost analysis has been done yet. They are looking into ways to slow down traffic, increase pedestrian safety and alleviate gridlock problems.

B. 2008 New Residential Development

Laura Kirby gave a powerpoint presentation on the draft *2008 New Residential Development* report summarizing the results of the study that was conducted by staff. A copy of the draft *2008 New Residential Development* report was distributed to the board for their review and approval. A copy is attached to these minutes for reference.

Vincent Domidion II offered a motion to release the *2008 New Residential Development* report. The motion was seconded by Paul Kiernan, Jr. All present agreed.

C. Smart Housing Incentives Act

Ed Sampson distributed a memorandum dated February 6, 2009 that he prepared giving a summary and recommendation on the Smart Housing Incentives Act A3632/S2505. In addition, he distributed a summary sheet on these bills prepared by NJ Future. Mr. Sampson reviewed the memorandum with the board. Copies of these documents are attached to these minutes for reference. Vincent Domidion suggested that the board hold off on any action and wait to see what happens with COAH. All present agreed.

D. Resolutions of Appreciation

Counsel Aikins read a draft resolution of appreciation for Sam Alfano for his service to the Board into the record. Paul Kiernan, Jr. offered a motion to pass the resolution as read and it was seconded by Vincent Domidion II. The resolution was adopted by roll call vote.

Counsel Aikins read a draft resolution of appreciation for Rick DeNoia, Jr. for his service to the Board into the record. Freeholder Burry offered a motion to pass the resolution as read and it was seconded by Vincent Domidion II. The resolution was adopted by roll call vote.

Counsel Aikins read a draft resolution of appreciation for John Deus for his

service to the Board into the record. Vincent Domidion II offered a motion to pass the resolution as read and it was seconded by Louis Tocci. The resolution was adopted by roll call vote.

E. Wreck Pond Grant

Turner Shell gave a power point presentation on the Wreck Pond Brook Watershed and the funds that our office has applied for.

Mr. Shell stated that currently our office administers a \$1.2 million NJDEP grant with assistance from the Engineering staff for the engineering and installation of manufactured stormwater treatment devices. At least 10 structures will be installed at Tier I and Tier II priority outfalls.

Mr. Shell reported that the Wreck Pond Brook Watershed Regional Stormwater Management Plan Committee submitted a request to the New Jersey Environmental Infrastructure Trust for the installation of an additional 17 manufactured stormwater treatment devices to be installed within the boundaries of the Wreck Pond Brook watershed.

**10. EXECUTIVE STAFF REPORT**

No report.

**11. PUBLIC COMMENTS**

**12. ADJOURNMENT**

With no further business to discuss, Louis Tocci offered a motion to adjourn this meeting and was seconded by Corey Folta. All present were in favor. Chairman Rettagliata adjourned this meeting at 3:18 p.m.

Respectfully submitted,



Geraldine A. Elias  
Secretary to the Board