

**RESOLUTION ADOPTING A NEW MONMOUTH COUNTY MASTER PLAN**

Freeholder Serena DiMaso, Esq. offers the following Resolution and moves its adoption:

**WHEREAS**, adoption of a new *Monmouth County Master Plan* is the culmination of a three-year planning study led by the Monmouth County Planning Board and created entirely in-house by the professional staff of the Monmouth County Division of Planning; and

**WHEREAS**, this version of the *Master Plan* represents the third comprehensive *Master Plan* for Monmouth County since the establishment of the Planning Board in 1954; and

**WHEREAS**, this *Master Plan* replaces the existing *Monmouth County Growth Management Guide* as the principal guiding document regarding land use coordination in the county and concurrence on planning outcomes with the county's municipal partners and community stakeholders; and

**WHEREAS**, the creation of the *Monmouth County Master Plan* was accomplished through the hard work, input, and feedback provided by numerous community stakeholders including topical working group members, elected officials, municipal representatives, businesses, nonprofit organizations, public utilities, county departments, other government agencies, and residents of Monmouth County; and

**WHEREAS**, the *Monmouth County Master Plan* is drafted pursuant to the County Planning Act (N.J.S.A. 40:27-1 et seq.) within the context of a 10-year planning horizon and is limited in scope to planning issues, public investment strategies, and community outcomes that are meaningful to those that live, work, play, and stay in Monmouth County; and

**WHEREAS**, the *Monmouth County Master Plan* provides the Monmouth County Planning Board, elected officials, and other community decision makers and stakeholders a compelling list of recommendations and strategies to choose from that promote and advance the goals, principles, and objectives outlined in the *Master Plan*; and

**WHEREAS**, the *Monmouth County Master Plan* is comprised of numerous plan elements, maps, data, resources, references, and documents incorporated into the *Master Plan* by reference including:

- *Monmouth County Open Space Plan (2006)* by the Monmouth County Park System as a component of *Open Space Element (4.0)*;
- *Monmouth County Farmland Preservation Plan (2008)* as a component of the *Farmland Preservation Element (5.0)*;
- *Monmouth Arts Plan: Imagine, Envision, Create (2012)* by Monmouth Arts as a component of the *Arts, Historic, & Cultural Resources Element (6.0)*;
- *The Monmouth County Scenic Roadway Plan (2001)* as a component of the *Transportation and Mobility Element (8.0)*;
- *Monmouth County Road Plan (2012)* as a component of the *Transportation and Mobility Element (8.0)*;
- *Monmouth County Comprehensive Economic Development Strategy (2014)* by the Monmouth County Division of Economic Development as a component of the *Agriculture & Economic Development Element (9.0)*;
- *Agricultural Sustainability Plan (ASP)* as a future component of the *Agriculture & Economic Development Element (9.0)*;
- *Monmouth County Solid Waste Management Plan (2009)* by the Monmouth County Reclamation Center as a component of the *Healthy Communities Element (11.0)*;

- *Monmouth County Community Health Improvement Plan 2012-2016 (2012)* by the Health Improvement Coalition of Monmouth County as a component of the *Healthy Communities Element (11.0)*;
- *Multi-Jurisdictional Natural Hazard Mitigation Plan for Monmouth County (2015)* by the Monmouth County Office of Emergency Management as a component of the *Community Resiliency Element (12.0)*; and

**WHEREAS**, the *Monmouth County Master Plan* also includes an Appendices (Volume II) as a separate compilation of reports, documents, and references which further support the findings of the *Monmouth County Master Plan*; and

**WHEREAS**, in accordance with N.J.S.A. 40:27-4 et. seq., the Monmouth County Planning Board held a public hearing on September 19, 2016 on the adoption of the *Monmouth County Master Plan* following the publication of an official notice in the *Asbury Park Press* on August 9, 2016 and transmittal of the draft *Monmouth County Master Plan* and notice of a public hearing to the Municipal Clerk and Planning Board Secretary of each municipality in Monmouth County at least 20 days prior to the hearing; and

**WHEREAS**, after careful consideration of the public comments received prior to and at the September 19, 2016 public hearing, the Monmouth County Planning Board is of the opinion that it is in the best interest of the County to adopt the *Monmouth County Master Plan*;

**NOW, THEREFORE, BE IT RESOLVED**, that the Monmouth County Planning Board, in accordance with N.J.S.A. 40:27-4 et seq., hereby adopts the new *Monmouth County Master Plan*; and

**BE IT FURTHER RESOLVED**, that the Division of Planning staff is authorized to incorporate changes to the *Monmouth County Master Plan* as identified in the accompanying "Recommended Changes Table" prepared by staff in response to comments received during the public hearing process; and

**BE IT FURTHER RESOLVED**, in accordance with N.J.S.A. 40:27-4 that an attested copy of the *Monmouth County Master Plan* be sent to the Monmouth County Board of Chosen Freeholders, the legislative body of every municipality in Monmouth County, and the Monmouth County Board of Recreation Commissioners.

Seconded by Freeholder Lillian G. Burry and adopted by the following roll call vote:

|                     |  |
|---------------------|--|
| In the affirmative: | Charles Casagrande, James Giannell, Paul Kiernan, Joseph Ettore, Marcy McMullen, James Schatzle, Freeholder Lillian G. Burry, Freeholder Serena DiMaso, Esq. |
| In the negative:    | None   |
| Abstain:            | None   |
| Absent:             | Jennifer DiLorenzo, Nancy Grbelja, John Mele   |

I do hereby certify that the foregoing is a true copy of a Resolution adopted by the Monmouth County Planning Board at a meeting on October 17, 2016.

  
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 JoAnn Denton  
 SECRETARY TO THE BOARD

Recommended Changes Table  
-based on internal review by staff-

| Page                                | Sponsor                | Comment   | Recommended Action  |
|-------------------------------------|------------------------|---|---|
| General                             | Staff                  | Realign and repaginate where needed in response to document modifications.  | Modify accordingly so that the document is formatted appropriately.                               |
| General                             | Staff                  | Insert Resolution in beginning pages of Plan  | To be inserted upon adoption  |
| General                             | Staff                  | All Recommendation Summaries to be aligned across the top   | Realign   |
| General                             | Public Comment / Staff | Make tables consistent formatting and font colors.  | Modify accordingly  |
| General                             | Staff                  | Tables that continue between pages should have a figure/table header at the top of each page with the abbreviation (continued)  | Modify accordingly  |
| Acknowledgements                    | Public Comment         | Change Vince to Vincent Dominion; consider appropriate acknowledgement style  | Modify accordingly  |
| Update Figures (Maps)               | Staff                  | Updated GIS layer of Monmouth Conservation Foundation conservation easements. This layer is used in a handful of maps, and there was only one small property added. These are the maps are updated and need to be inserted into the final document: Figure 2.14; Figure 3.6; Figure 4.1; Figure 4.4; Figure 5.4 | Maps to be updated  |
| pg 1-11                             | Staff                  | Logo doesn't display properly online  | Modify accordingly  |
| pg 1-17                             | Staff                  | Figure 1.5: Master Plan Process Timeline: Add more details as to the approval process   | To be completed upon adoption; will include up to and through adoption and final distribution.    |
| pg 2-9                              | Staff                  | Quotes around "Growth Areas" need to have consistent punctuation around periods   | American-English standard is for periods to be placed inside quotation marks. Update accordingly. |
| pg 2-11                             | Staff                  | Sub locations changed to sublocation  | Modify accordingly  |
| pg 3-17                             | Staff                  | Relocate photo on the page  | Modify accordingly  |
| pg 3-18                             | Staff                  | Center and expand photo; too much empty space on the page   | Modify accordingly  |
| pg 4-7                              | Staff                  | Fair photos and logo to be realigned and enlarged   | Modify accordingly  |
| pg 4-8                              | Staff                  | Figure 4.3 MCPS Facilities Table seems too large compared to comparable tables in the Plan. See if we can condense it down in font size.  | Modify accordingly  |
| pg 4-8, Figure 4.3: MCPS Facilities | MCPS / Staff           | Update with comments received from MCPS on 09/07/2016   | Modify accordingly and add commas to numbers in the thousands (ex. 1,000 not 1000)                |
| pg 4-10                             | Staff                  | Add space between Figure 4.3 and 4.2.2 Advisory Committees header   | Modify accordingly  |
| pg 4-11                             | Staff                  | Center Wild Turkey photo  | Modify accordingly  |
| pg 4-15                             | Staff                  | Figure 4.4: Composite Open Space overlay the trails on top of the roadways for clarity.   | Map to be updated   |

Recommended Changes Table  
-based on internal review by staff-

|             |       |   |  |
|-------------|-------|---|--|
| pg 4-19     | Staff | Correct title for Figure 4.4: 2015 Open Space Grant Awards to Figure 4.5: Monmouth County Municipal Open Space Grant Program 2015 and in text reference   | Modify accordingly   |
| Element 6.0 | Staff | Discuss collective impact of the arts new and growing issue <a href="http://createquity.com/2013/08/collective-impact-in-the-arts/">http://createquity.com/2013/08/collective-impact-in-the-arts/</a> | Discussion to be added   |
| pg 6-10     | Staff | Comma before end quote 'Fort Hancock and Sandy Hook Proving Ground Historic District,'  | Make bold instead  |
| pg 6-11     | Staff | Replace National Guard Museum Logo with higher quality log.   | Replace National Guard Museum Logo with NJ Army and National Guard Seal due to higher quality image  |
| pg 6-12     | Staff | Need to fill in the vacant/negative space with a figure, image, or photo. Maybe Newell House  | Insert image of Newell House, Upper Freehold   |
| pg 6-17     | Staff | Finalize Figure 6.2: Arts, Historic, and Cultural Resources Map: add text to the pop-out images, graphically highlight the MoCo Arts Corridor, and highlight the towns with more detail               | Maps to be updated and new Figure (map) to be linked into the document.  |
| pg 6-20     | Staff | Condense photo caption to three lines   | Modify accordingly   |
| pg 6-25     | Staff | Align Count Basie insert and image  | Modify accordingly   |
| pg 6-34     | Staff | Replace Zero Waste Arts Fest image  | Modify accordingly   |
| pg 6-34     | Staff | Add the Zero Waste Arts Fest image in Spanish.  | Modify accordingly   |
| pg 7-8      | Staff | Add discussion about Planning Board passing a resolution seeking the release of a new water supply plan from NJDEP  | Add the following language to Supportive Reports and Guiding Documents- New Jersey Statewide Water Supply Plan: During the summer of 2015, much of New Jersey saw little rainfall and the water reserves in reservoirs, ground water supplies, and the base flow in streams were all significantly decreased. As a result, on September 23, 2015, NJDEP issued a drought watch for 12 New Jersey counties, including Monmouth. Previously, in 2010, there was a statewide drought watch and in 2002 there was a statewide drought emergency with mandated water use restrictions. With these factors in mind, and reduced precipitation again experienced in the spring of 2016, the MCEC passed a resolution in May calling for the NJDEP to produce an update to the New Jersey Water Supply Plan. In June, the Monmouth County Planning Board passed Resolution #2016-09 concurring with the MCEC. Later that month the Monmouth County Board of Chosen Freeholders passed a similar Resolution #2016-0578. One month later, on July 25, 2016, another drought watch was issued for parts of northern and central New Jersey. Even the outdated 1996 Water Supply Plan called for updated drought management planning. Twenty years later, a new Statewide Water Supply Plan is necessary to determine the sustainability of New Jersey's water supplies. |

**Recommended Changes Table**  
-based on internal review by staff-

|   |       |   |  |
|---|-------|---|--|
| pg 8-10   | Staff | Route 537 Corridor Study Image should be replaced (low quality) with something more relevant.   | Modify with zone map image in the 537 Corridor Study as it is more colorful and relates to land use  |
| Element 8.0   | Staff | Update conversation about bus service to make certain it is consistent with new NJ Transit routes to Brookdale and other enhancements throughout the county.    | <p>Add the following language to Partnership Efforts- Brookdale Community College: Based on findings from the Rutgers University's Bloustein School of Planning and Public Policy's Bayshore Transit Study (2015), BCC and Monmouth County requested NJ TRANSIT reevaluate its current level of bus service in and around Brookdale locations to determine if existing service could be further enhanced. After careful consideration, NJ TRANSIT announced service changes including consolidation of the Routes 833/835 into the new Route 838 which will operate as an hourly, single seat ride between Freehold Raceway Mall and Sea Bright. This route provides hourly stops at the Lincroft Campus during the week between the hours of 7:45 AM and 7:00PM. The new Route 838 also operates on Saturdays, between 7:50 AM to 5:50 AM at an 85 minute frequency between Sea Bright and the Lincroft Campus. Route 832 running from Asbury Park to Red Bank has been extended to include Brookdale's Lincroft Campus on an hourly frequency on weekdays between 7:30 AM and 10:00 PM as well as on Saturdays between 7:30 AM and 6:00 PM. The Route 817 bus was also modified to provide direct service for the first time to the Hazlet Learning Center. Trips to and from the center occur in either direction and arrive on campus four times at approximately 8:00 AM, 11:00 AM, 2:00 PM, and 5:00 PM and provides connections to bus Route 834 at Campbell's Junction (Middletown) and Middlesex County.</p> <p>Although NJ TRANSIT's enhanced bus service is a welcomed improvement, other challenges facing BCC remain including the need for additional extended transit service to the Lincroft Campus to accommodate evening and weekend classes and providing transit options between the various campuses and learning centers so transit dependent students may complete their degree at one of the two main campuses. The Division of Planning will continue to provide technical and professional assistance to BCC's Transportation Committee.</p> |
| Figure 8.4: NJ Transit Bus Service in Monmouth County and Figure 8.6: Monmouth County Transportation and Mobility Map | Staff | Figure 8.4 and Figure 8.6 needs to be updated to take into account new 838 Bus Route and enhanced service elsewhere in the county (i.e. Hazlet Learning Center) | Figure 8.4 and Figure 8.6 to be updated accordingly  |
| pg 10-20  | Staff | Correct picture caption from "Growth Monmouth" to Growth Monmouth   | Modify accordingly   |
| pg 10-23  | Staff | Correct New Jersey State Rehabilitation Sub code to Subcode   | Modify accordingly   |
| pg 10-31  | Staff | Add better image of Springwood Avenue Center  | Modify accordingly   |
| pg 11-8   | Staff | Change Figure 11.2 and 11.3 positioning for clarity   | Modify accordingly   |

Recommended Changes Table  
-based on internal review by staff-

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|--|-----------------------|--|--|
| pg 11-10   | Public Comment/ Staff | Add section on AARP Livability Index which includes access to technology/internet, addresses Pat Bohse's comment.                    | <p>Add the following language to Monmouth County Existing Conditions: AARP Public Policy Institute Livability Index: In 2015, AARP developed the Livability Index, a web-based tool to measure community livability. AARP defines a livable community as “one that is safe and secure, has affordable and appropriate housing and transportation options, and has supportive community features and services. Once in place, those resources enhance personal independence; allow residents to age in place; and foster residents’ engagement in the community’s civic, economic, and social life.” The index provides an overall livability score, from 1 to 100, at address, neighborhood, or county-level. The score is calculated using a holistic approach that takes into account seven livability categories: housing, neighborhood, transportation, environment, health, engagement, and opportunity. For each category, the index evaluates current conditions using a diverse set of metric indicators, and considers policies and programs that can enhance community livability over time.</p> <p>Overall, the county was found to be average in terms of overall livability, with a livability score of 51. The county ranked above average for neighborhood, health, engagement, and opportunity. The highest scoring category was engagement, which the county scored 61 due to the county’s high internet access rate. The county ranked below average for housing, transportation, and environment. Livability indices are relative to a location and can vary widely from place to place within the county. For example, although engagement indices are above average, SCAN ( Social Community Activities Network) has been working on bridging the digital divide for low income seniors, many of whom are prevented from accessing substantial information, services, family and friends; affecting their ability to stay connected in the larger community. The most effective way to raise Livability indices is by focusing healthy community initiatives on improving below average categories that affect our highest at-risk and most vulnerable populations.</p> |
| Section 11.3 Emerging Issues and Long Range Challenges | Staff                 | Modify subsection headers to include the words "Emerging and Long Range ...Issues", modify some of the headers to clarify the topic. | Modify accordingly   |
| Element 12.0 Resiliency                                | Staff                 | Add images between pages 12-13 and 12-18   | Add appropriate images where necessary   |
| Element 12.0 Resiliency                                | Public Comment        | Add MONCOAD to Resiliency 12.4.4 Partnership Efforts   | Modify accordingly   |

Recommended Changes Table  
-based on internal review by staff-

|                            |       |  |  |
|----------------------------|-------|--|--|
| Element 12.0<br>Resiliency | Staff | Add discussion about Know Your Zone  | Discussion to be added to 12.4.1 Monmouth County Efforts<br>Know Your Zone: In the fall of 2016, a new public education campaign was unveiled. The campaign is focused on educating the public as to which coastal evacuation zone they live, work, or vacation within. The zones A, B, C, and D were created using various hypothetical storm models and represent the worst case scenario from each of these models. This public outreach campaign was designed to support a new tiered coastal evacuation plan that has been developed to target evacuation orders to those areas that are at the greatest risk of being impacted by storm surge from tropical cyclones, extratropical storm events, or nor'easters based upon threat, strength, direction, and forecasted storm surge from. The plan with this public outreach campaign along with some additional activities has the potential of providing municipalities with extra points within the Community Rating System program, which in turn could provide lower flood insurance premiums. (OEM approved) |
| Element 12.0<br>Resiliency | Staff | Add conversation about NJ Register Ready   | Discussion to be added to 12.4.1 Monmouth County Efforts<br>Register Ready: The Monmouth County OEM is a strong supporter of the statewide Register Ready program. The Register Ready program is designed to assist first responders and emergency management officials in identifying residents that may need assistance in evacuating during an emergency. The registry also provided these same public safety partners with relevant information needed to develop emergency plans. The Office of Emergency Management's efforts to insure that residents with Access and Functional Needs have completed the registry are supported by the Monmouth County office on Aging and the Monmouth County Health Department. (OEM approved)   |
| pg 12-8                    | Staff | Change this for reader clarification: A Rutgers' Community Hardship Index (Figure 12.3: Community Hardship Index from Superstorm Sandy) revealed that Monmouth and Ocean Counties suffered the most overall damage in NJ | <b>Modify language for clarity as follows:</b> A Rutgers' Community Hardship Index revealed that Monmouth and Ocean Counties suffered the most overall damage in NJ, as displayed in Figure 12.3: Community Hardship Index from Superstorm Sandy   |
| pg 12-10 to 12-14          | Staff | Realign images and case study text boxes because of added images and for reader clarity on 12-10 to 12-14  | Modify accordingly   |
| pg 12-19                   | Staff | Realign images   | Modify accordingly   |
| pg 12-20                   | Staff | Realign HWM images because of added images above   | Modify accordingly   |
| pg 12-22                   | Staff | Line appears around hard copy image but not on the screen; realign Oyster Restoration textbox because of added images above  | Modify accordingly   |
| pg 12-26                   | Staff | Realign Figure 12.5 because of added images above  | Modify accordingly   |
| pg 12-32                   | Staff | Add an + between SU+RE House   | Modify accordingly   |
| pg 14-2                    | Staff | Bullets look sparse on the page; reformat  | Modify accordingly   |
| pg 14-24                   | Staff | Update Reserved for adoption verbiage  | Modify accordingly   |

Recommended Changes Table  
-based on internal review by staff-

|              |       |   |  |
|--------------|-------|---|--|
| Glossary     | Staff | Add definition for 'quality of life'.   | <b>Proposed Definition:</b> The general well-being perceived by a person or society, subjectively viewed in terms of health and happiness as measured by indicators related to physical and mental health, degree of independence, interpersonal relationships, family, religious beliefs, education, level of optimism, income and wealth, access to local services, amenities and transport, employment, social standing and social mobility, housing and the environment. |
| Glossary-2   | Staff | Add space above Community Outreach and Engagement                                       | Modify accordingly   |
| Glossary -2  | JB    | Remove "which are" from Coastal Monmouth definition                                     | Modify accordingly   |
| Appendices   | Staff | Change cover from 'Appendix to 'Appendices'   | Modify accordingly   |
| Appendix A-8 | Staff | Update with major MCPB accomplishments through Master Plan adoption.                    | Update through Master Plan adoption  |
| Appendix G   | Staff | Remove period after Appendix G on Cover Page  | Modify accordingly   |
| Appendix G   | Staff | Edits and reformatting has shifted pages, pagination for hyperlinks needs to be updated | Modify accordingly   |

**Recommended Changes Table**

-based on public comments received during the public hearing process-

| Submitter / Date                     | Comment Summary   | Recommended Action  |
|--------------------------------------|---|---|
| Elizabeth Murphy<br>07/28/2016       | Congratulations and compliments on the Master Plan  | Graciously appreciated  |
| John Fabiano<br>08/01/2016           | Monmouth Battlefield State Park was mistakenly asterisked as being a part of the Monmouth County Parks System.  | Modify accordingly  |
| Monmouth County<br>OEM<br>08/10/2016 | Include Monmouth County Organizations Active in Disaster (MONCOAD) as an active stakeholder in resiliency.  | Add MONCOAD to Resiliency 12.4.4 Partnership Efforts  |
| Pat Bohse<br>08/10/2016              | <p>In the county's draft Master Plan (Vol 1) it looks like a digital inclusion addition is most relevant to Recommendations 14.1, 14.4 and 14.5, (p 14-27) which call for the greater use of various online tools and resources (GIS, social media, etc.) for public access to county information as well as civic engagement.</p> <p>A "Recommendation 14.6" could add that greater use of online technologies for these purposes, as called for in 14.1, 14.4 and 14.5, needs to be supported by County support for community efforts to ensure that all citizens ( especially seniors ) have the Internet access and basic digital literacy to make use of online tools and resources.</p> <p>Joe as you know HUD now wants all public housing authorities to be WIFI connected that is a start.</p>   | <p>No change is recommended at this time. Master Plan Recommendations are the official "actions steps" that the Monmouth County Planning Board and Division of Planning, as the lead agency, may pursue in order to achieve the purpose and intent ascribed by the Master Plan's GPOs. These suggested changes fall outside our purview. However, a discussion about digital inclusion may be appropriate elsewhere in the Plan (see next comment).</p> |
| Pat Bohse<br>08/11/2016              | <p>SCAN ( Social Community Activities Network) has been working with limited income seasoned citizens of Monmouth County for the last two years. We have found that there is a digital divide and it is preventing this segment ( 60+) of the population to have access to substantial information, services, family and friends and the ability to stay in the community.</p> <p>Last year the Federal Communications Commission reaffirmed that access to broadband is necessary to be a productive member of society. The Courts upheld the Commission authority to regulate the internet as a public utility. This decision ensures that the information superhighway is maintained for the public interest.</p> <p>In the new proposed Master Plan it highlights that the people of Monmouth County are aging in therefore in all new plans I am recommending that Wi-Fi and accessible to Wi-Fi be available in all plans. One in five American remains in the digital dark and SCAN and hopefully the County of Monmouth will continue to advocacy for inclusion and we will keep the pressure on for services providers to provide low-cost access to the internet.</p> | <p>Tie in this topic to overall Livability Index discussion referenced on the Recommended Changes Table based on internal review by staff.</p>  |
| Sarah Thomas<br>08/09/2016           | In giving a quick review of the resiliency piece, please be informed that there is now a Monmouth County COAD (Community Organizations Active in Disasters) has been established. The group has meetings and will continue to develop relationships so that when a disaster should occur in the future, agencies in Monmouth County will be prepared to provide a prompt response.  | Add MONCOAD to Resiliency 12.4.4 Partnership Efforts  |

**Recommended Changes Table**

-based on public comments received during the public hearing process-

| <u>Submitter / Date</u>  | <u>Comment Summary</u>  | <u>Recommended Action</u>  |
|--|---|--|
| <p>Vince Domidion<br/>(General<br/>Comments, and<br/>Element 1 &amp; 2)<br/>08/09/2016</p> | <p>*General Comments: Black print difficult to read on some color backgrounds; some font sizes are too small; consistent hyphen usage.<br/>           **Various grammar/sentence structure/word usage changes are recommended.<br/>           ***Consider adding an "F." for 2.2 Objectives: Recognize the dynamic and qualitative aspects of data and include consideration of them in all data analysis."<br/>           ****Revise first paragraph of 1.7<br/>           *****Chapter 2 discussion on Land Use/Land Cover needs to reconcile difference between parcel acreage and land use/land cover acreage.<br/>           *****Rephrase page 2-33, lines 12-13.</p>   | <p>*Colors will be modified where deemed appropriate to do so, font sizes will remain for formatting purposes and should not effect online viewing. Hyphen use to be reviewed and amended as appropriate.<br/>           **Various grammar/sentence structure/word changes to be modified upon review and consent.<br/>           ***No additional "F." for 2.2 Objective as this change would require massive restructuring and not substantially further the purpose and intent of the GPO.<br/>           ****Revise first paragraph of 1.7 to clarify meaning.<br/>           *****Add discussion to reconcile the difference between parcel area and land use/land cover area.<br/>           *****Restructure sentence page 2-33, lines 12-13 as needed.<br/>           No change recommended for comments regarding Appendix F, p. 2-1, p. 2-24, and p. 2-33.</p>   |
| <p>Vince Domidion<br/>(Element 3)<br/>08/13/2016</p>                                       | <p>*Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended.</p>  | <p>*Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.</p>  |
| <p>Vince Domidion<br/>(Element 3)<br/>09/01/2016</p>                                       | <p>*Natural Resources/Soils: I'm slowly working my way through this element but I wanted to share with you a very specific concern. I'm sending this to all four of you because it is work that would come out of the Environmental Section and GIS as well as the overall Master Plan process. This is for the use of the "Generalized Soil Map" from the Soil Survey and the language that goes with it. I know it's official and accurate and that's fine. I would include it in a Natural Resource Inventory with all of accompanying text but in a general planning document like this it is less than useful. I see the Master Plan as a policy guidance document that synthesizes key information to produce insights that both professional planners and interested citizens will find useful in making or advocating for sound planning decisions. It should point the reader to more technical resource like the Soil Survey if that greater level of detail is needed. I had hoped that a map similar to the one found in the Manasquan Watershed report would be used. This shows soils in six simple groupings that can be most helpful to planning decisions. Here is an example of how the language could be composed and the county mapped.</p> | <p>A generalized soils map and discussion of soil grouping were added in response to an earlier comment from Mr. Domidion that requested more detailed information on soils be included in the Master Plan. The Natural Resource inventory update will provide a level of detail that is more specific than what has been included in the Master Plan, but that is less detailed than the USDA Natural Resources Conservation Service (NRCS) Survey mapping. However, in response to this comment from Mr. Domidion, staff has modified the proposed soils text and map and reduced the number of generalized categories to eight, using groupings from the leading national soils experts, the NRCS. It is difficult to add more planning related discussion at the generalized level because many of the planning related soil issues are site specific or are impacted by multiple resources and limitations.</p> |
| <p>MCPS (Figure 4.3:<br/>MCPS Facilities)<br/>9/7/2016</p>                                 | <p>*Updated information provided regarding Monmouth County Park System (MCPS) Facilities Figure 4.3.</p>  | <p>*Update information regarding Figure 4.3: MCPS Facilities.</p>  |

**Recommended Changes Table**

-based on public comments received during the public hearing process-

| Submitter / Date   | Comment Summary  | Recommended Action   |
|--|--|--|
| <p>Vince Domidion<br/>(Element 4)<br/>9/8/2016</p>                     | <p>*Open land uses are addressed properly in a number of places in the Plan but nowhere is there an adequate discussion of their critical infrastructural functions. Open land uses may be recreational "open space" or conservation areas for natural resource protection reasons such as habitat or slope or agriculture or buffers to protect development. All of these are valid and important and belong in the plan. Somewhere there is the need for a discussion of their essential indirect, underlying or secondary functions. They passively manage stormwater thereby, limiting the need for hard infrastructure. They infiltrate and store drinking water, thereby supporting human uses as well as dependent natural systems, They treat wastewater in septic dependent areas, thereby limiting the need for hard infrastructure and supporting low density development like agriculture. They improve local climate by providing shade and improving air quality by absorbing pollutants. They may be anything from Century forests to golf courses and large lawns. Their economic value is enormous and should be discussed somewhere both in terms of value provided and costs prevented. This may be the place.<br/>**Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended.</p>   | <p>*Replace existing language with: Monmouth County is nationally recognized for its excellence in park system operations and services by the National Commission for Accreditation of Parks and Recreation Agencies and sanctioned by the American Academy for Parks and Recreation Association. The county's open spaces, whether publically or privately owned, are deeply treasured and greatly used. These areas enhance the quality-of-life and aesthetics throughout the county, while preserving environmental systems and habitat, and providing recreational outlets for residents. Open spaces provide buffers to developed areas that can passively aid in stormwater and septic management; improve water quality; protect sensitive environs such as steep slopes and stream corridors; improve air quality through the absorption of pollutants and increased oxygen production; and provide diverse habitats for wildlife. In addition, numerous studies have shown that open space preservation adds economic value through property tax savings, reduced costs for health care, and additional tourism revenues. One such study is the 2011 Delaware Valley Regional Planning Commission report entitled: <i>Return on Environment: The Economic Value of Protected Open Space in Southeastern Pennsylvania</i>. Additionally, the Outdoor Industry Association reported, using 2011-2012 data, that in New Jersey alone, outdoor recreation generated 158,000 jobs, \$1.3 billion in state and local tax revenue, and \$17.8 billion in consumer spending. (new paragraph) The quality and quantity of preserved open space in Monmouth County has long attracted residents and tourists. The Open Space Element of the Master Plan summarizes existing open space plans and...<br/>**Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.</p> |
| <p>Vince Domidion<br/>(Element 5)<br/>9/10/2016</p>                    | <p>*Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended.</p>   | <p>*Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.</p>  |
| <p>David Kimmel (5.0<br/>Farmland<br/>Preservation)<br/>08/02/2016</p> | <p>*The master plan recognizes the increasing complexity and volume of right-to-farm cases that come before the Monmouth County Agriculture Development Board (MCADB). The plan also specifically recommends that the "Division of Planning," and generally recommends that "Other County Departments," "provide technical assistance to help the MCADB to resolve right-to-farm issues" (5-5, p. 130/457). Given the increasing complexity of many right-to-farm cases, e.g., cases involving on-farm direct marketing and/or the consideration of site plan elements, it would be helpful for the master plan to also specifically mention some of the additional "Other County Departments" by name in the plan, e.g., the Department of Public Works and Engineering/ Division of Engineering.<br/>**The master plan should delete reference to the JTS case (5-7, p. 132/457) because: (a) appeals are pending; (b) after conclusion of the appeals, there is always the potential for an SSAMP enforcement action initiated by neighbors or the town; (c) JTS could seek further SSAMPs for different or additional activities in the future; (d) it could be viewed as an attempt to influence the outcome of the case if it ever gets to the SADC and/or OAL. Favorable comments about the JTS project now could be viewed as prejudicial if the MCADB were ever called upon to decide (b) and/or (c).</p> | <p>*Recommendation 5.5 infers that any county department may be called upon to assist the Division of Planning with a right-to-farm issue. Providing a list of county agencies could unintentionally leave off an agency that may be able to provide assistance in the future. Therefore, it is recommended to keep the wording as is.<br/>** Remove JTS case example and revise the paragraph language accordingly.</p>   |

**Recommended Changes Table**

-based on public comments received during the public hearing process-

| Submitter / Date                                    | Comment Summary   | Recommended Action  |
|---|---|---|
| <p>Vince Domidion<br/>(Element 6)<br/>9/14/2016</p> | <p>*Suggested rewording of introductory paragraphs to Chapter 6<br/>           **Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended.<br/>           ***Recommended language to rewrite The Asbury Hotel case study.<br/>           ****As a general comment, the Weekend in Old Monmouth tour program should be considered as an anchor for a year around program linked to scenic byways. There should be more talk about historic architecture in this section.<br/>           *****Overall comment: This Element is too long. There is just too much language in it. It could be cut substantially without losing any content by focusing text on things that are specific to Monmouth County and limiting other items to simple listing. Too much is too generic. This is likely not something that can be done now but should be done in the ongoing online iterations.</p> | <p><b>*Reword modified from recommendation as follows:</b> The earliest art, historic, and cultural resources found in Monmouth County predate the arrival of the Italian explorer Giovanni da Verrazzano in 1524, the first European to travel and map the coast of New Jersey. Prior to Dutch settlements that followed Henry Hudson’s exploration of the Raritan Bay and Hudson River Valley in 1609, the land now known as Monmouth County was originally inhabited by the Lenni Lenape. The Lenni Lenape followed the seasons, establishing spring and summer residence in and around coastal areas taking advantage of fertile soils and abundant fishing. Although many artifacts of their presence have been found and preserved, the nomadic nature of these Algonquin people left little in the way of permanent reminders other than a network of trails which eventually became the basis for a number of county roads still in use today. More permanent alterations to the environment and natural landscape followed European settlement. Ever changing commerce, industry, technology and social norms over the next three and a half centuries has provided the foundation and context for the art, historic, and cultural resources we treasure today. The most notable event in the early county history was the Battle of Monmouth (1778), which took place in and around what today are the towns of Manalapan, Freehold Township and Freehold Borough. The battle is widely recognized by historians as a pivotal turning point of the American Revolution. Because the area has a long, steeped history influenced by its close proximity to New York and Philadelphia, Monmouth County’s natural and developed places reflect many different stories, styles and eras of American history within a relatively compact geographic location. Much like natural resources, the arts, historic, and cultural resources found here are distinctive and indigenous to Monmouth County.<br/> <b>**Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.</b><br/> <b>*** Modify the Asbury Hotel case study language as follows:</b> During 2015, the longstanding vacant and rundown Salvation Army retirement home in Asbury Park underwent an extensive rehabilitation to become the city’s first new hotel in over 50 years. Blocks away from the beach, the new 110-room hotel opened in May of 2016 and quickly became a burgeoning social hub of the city. The Asbury Hotel’s vintage design elements mesh with modern amenities creating an attractively edgy yet relaxed vibe. Stonehill &amp; Taylor Architects and Planners, a firm famous for the adaptive projects such as the NoMad Hotel and Manhattan’s Ace Hotel, designed the project.<br/> <b>****Sentence to be added in discussion of “Monmouth County Historical Commission” as well as add a sentence in the description of Recommendation 6.1</b><br/> <b>*****Sections and discussions were added based on Planning Board Member’s input and concerns.</b></p> |

**Recommended Changes Table**

-based on public comments received during the public hearing process-

| Submitter / Date                              | Comment Summary   | Recommended Action   |
|---|---|--|
| Vince Domidion<br>(Element 7)<br>9/15/2016    | <p>*Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended.</p> <p>**Solid Waste Plan should be included in the Utilities Element discussion?</p>  | <p>*Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.</p> <p>**The County Solid Waste Plan is addressed appropriately in the 11.0 Healthy Communities Element.</p>   |
| Vince Domidion<br>(Element 8)<br>9/15/2016    | <p>*Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended.</p> <p>**The Monmouth County Road Plan should consist of (A) The Road Plan document that describes each county road placing it in physical, historic and cultural context and describing the various land uses along it along with things like right-of-way widths, the number and location of traffic signals and intersections and any other information that might provide a user with beneficial information. (The example is what I drafted for Dutch Lane Road.), (B) The Straight Line Diagram providing the technical design details for each road and road segment, (C) The County Road Map (which is the current County Road Plan):</p> <p>***The Scenic Road Plan should contain, in addition to the location of existing scenic county roads and road segments, criteria for enhancing additional roads and segments to meet the scenic criteria to be implemented by either the county through its Shade Tree, Engineering and Public Works efforts or by municipalities through their municipal planning and zoning.</p> | <p>*Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.</p> <p>**No change to the components of the existing Monmouth County Road Plan are being considered at this time.</p> <p>***This approach may be considered if the county were to undertake an update to the Scenic Roadway Plan, however this would only include county roadways.</p> |
| Vince Domidion<br>(Element 9)<br>9/15/2016    | <p>*Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended</p>   | <p>*Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.</p>  |
| Howell Township<br>9/16/2016                  | <p>Congratulations and compliments on the Master Plan. Supports the Township Planning Efforts.</p>  | <p>Graciously appreciated</p>  |
| Vince Domidion<br>(Element 10.0)<br>9/16/2016 | <p>*Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended</p>   | <p>*Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.</p>  |

**Recommended Changes Table**

-based on public comments received during the public hearing process-

| Submitter / Date   | Comment Summary   | Recommended Action  |
|--|---|---|
| <p>Vince Domidion<br/>(Element 11.0)<br/>9/17/2016</p>                 | <p>*Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended<br/>           *** "... the amount of development to prevent potential contamination, [near the source] which is both more cost-effective and assures a healthier environmental outcome than post-contamination clean-ups". Phrasing.<br/>           ***11.3.1 "The capacity of aging and/or underutilized educational facilities along with effectively assessing student needs." What does this mean? What do the facilities have to do with student assessments? This is simply incomprehensible. It's also not a sentence. Does the facility provide for and support student academic achievement.<br/>           ****"The spread of infectious diseases and traditional communicable disease." ?? Are "infectious diseases" not "communicable" or "traditional"? What's the difference? What does this mean??<br/>           *****Bullet points are not complete sentences.</p>  | <p>*Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.<br/>           ** Reword as follows: The protection of drinking involves long-term planning and the implementation of programs that can limit certain types and the amount of development to prevent potential contamination near water supplies and sources. Maintaining water quality is more cost effective than the cost of cleanup of contamination afterwards (see Elements 3.0 Natural Resources and 7.0 Utilities).<br/>           ***Remove since the intent of the statement is not clear.<br/>           ****An infectious disease is a disease caused by a microorganism and therefore potentially infinitely transferable to new individuals. It may or may not be communicable. An example of a non-communicable disease is disease caused by toxins from food poisoning or infection caused by toxins in the environment, such as tetanus. A communicable disease on the other hand is an infectious disease that is contagious and which can be transmitted from one source to another by infectious bacteria or viral organisms. Statement should be simplified to convey proper intent.<br/>           *****Bullet points can be phrases, not sentences. However, all bullet points will be modified into complete sentences.</p> |
| <p>Vince Domidion<br/>(Element 11.0)<br/>-Continued-<br/>9/17/2016</p> | <p>*The third point does not focus on physical access which is what it should address.<br/>           **11.3.8 Long Range Challenges shouldn't be "11.3.8". It should be a separate heading. Points 2, 4, 5, 6 and 10 are not sentences.<br/>           ***Department of Human Services Black text on dark red and blue backgrounds is hard to read. Perhaps consider using white lettering?<br/>           ****Division of Planning ASP The writing is fine but no connection to health is provided. This is also true of the following Grown in Monmouth section. Some connection should be made.<br/>           *****Overall comment: As conceived here, healthy communities is an all-encompassing concept that incorporates issues and ideas from all areas of planning. While there is a degree to which this is true, this is also true of many of the other Elements as well. It is also true that something that seeks to be all things to everyone can too easily wind up being nothing to anyone. This needs to be more concise and much better focused.</p> | <p>*Access isn't necessarily limited to the physical. However, this sentence should be restructured to improve clarity of intent.<br/>           **This section follows an individualized listing of emerging issues. Long Range is more general and covers multiple healthy community topics. However, statements should be modified into sentences where indicated.<br/>           *** This will be reviewed and changed if it is appropriate to do so.<br/>           **** There is enough conversation in the element regarding the need for fresh, nutritious food to make an implied connection as to how these Monmouth County efforts support Healthy Communities.<br/>           *****This commentary is too broad for any substantive response.</p>   |
| <p>Vince Domidion<br/>(Element 12.0)<br/>9/17/2016</p>                 | <p>*Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended<br/>           **12.1 "... an able to bounce back ..." This is a quote but looks like it should be "ability".<br/>           ***"Monmouth County has approximately 27 ... 22-mile shoreline along Raritan Bay." These numbers should be reconciled with 3.2.1.</p>  | <p>*Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.<br/>           **No change is recommended as this is a direct quote from a source.<br/>           ***Numbers shall be rectified with 3.2.1</p>  |

**Recommended Changes Table**

-based on public comments received during the public hearing process-

| <u>Submitter / Date</u>  | <u>Comment Summary</u>   | <u>Recommended Action</u>  |
|--|--|--|
| <p>League of Women Voters of Monmouth County<br/>9/16/2016</p> | <p>Concerns expressed about resiliency to future storms and providing for a retreat from "a slow and carefully balanced retreat from some coastal areas, and stream corridors, that will be subject to increased flooding due to rising sea levels and heavier precipitation events in the future."<br/>Furthermore, " The county also needs to encourage utilities for the delivery of gas, water, electric, and especially sewer services in the county to plan for future vulnerability in areas we anticipate being most hard hit." "We want to be assured that, to the extent possible "on the ground", the Master Plan creatively finds ways that lay the foundation for, and can actively encourage investment in, alternative infrastructure -- and that it actively provide direction to municipalities to rethink zoning so as to take into account the sustainability of our towns with future storm events in mind."</p> | <p>The Master Plan addresses a number of these concerns, particularly through 12.0 Community Resiliency Element. Because of home rule, the county has a limited influence in land use decisions and outcomes. We continue to work with community stakeholders from the state, towns, education and nonprofit organizations to improve resiliency throughout the county. The Master Plan introduces a number of strategies community decision makers should take into consideration when planning for resiliency such as green development, green infrastructure alternatives, climate change adaptation measures, advancement of the Community Rating System (CRS) program, the High Water Mark Initiative, the protection of water supply, and coastal evacuation zones. Each Element in the Master Plan contains a list of Stakeholder Strategies that agencies and stakeholders can take the lead on to improve community resiliency.</p> |
| <p>Manalapan Township Planning Board<br/>08/05/2016</p>        | <p>No comments</p>   | <p>N/A</p>   |
| <p>Vince Domidion (Element 13.0)<br/>9/19/2016</p>             | <p>*Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended.<br/>**Figure 13.3 Black text on dark blue hard to read.<br/>***Sustainable Community Design This "new urbanism" is an ideology that is incompatible with our established suburbanism. The separation of uses is still a preference of many people, as evidenced by the prices, in both money and time, they are willing to pay for living in suburban environments. I would make it clear that this is an optional concept that is not superior to the existing suburban model.</p>   | <p>*Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.<br/>**Figure 13.3 will be reviewed and colors modified if it is deemed necessary to do so.<br/>***New urbanism has been a term used for almost three decades to describe mixed-use urban development. It's discussion is appropriate in this context as the county contains various type of built environment. This was a way to introduce design and zoning into the sustainable places conversation.<br/><br/>The county contains a variety of built environments. New urbanism and form based codes can be considered as alternatives to Euclidian zoning where it is deemed appropriate by local jurisdictions. The Plan does not suggest a ubiquitous application of these land use principles, but they are generally considered much more sustainable land use approaches than the typical suburban sprawl.</p>           |
| <p>Vince Domidion (Element 14.0)<br/>9/19/2016</p>             | <p>*Various grammar/sentence structure/word usage changes/edit hyperlinks are recommended.<br/>**Public Art Story Map "Byway" letters are cut off at the very bottom.</p>  | <p>*Various grammar/sentence structure/word changes/edit hyperlinks to be modified upon review and consent.<br/>**Public Art Story Map to be fixed during reformatting.</p>  |