

**MINUTES**  
**MONMOUTH COUNTY PLANNING BOARD MEETING**  
**Monday, March 17, 2014**  
**2:00PM**

Planning Board Conference Room, Hall of Records Annex, 2<sup>nd</sup> Floor  
One East Main Street, Freehold, New Jersey

**1) CALL TO ORDER**

Chairman Domidion called the meeting to order at 2:07 PM.

**2) PLEDGE OF ALLEGIANCE**

**3) OPEN PUBLIC MEETINGS ACT**

Counsel Aikins read the "Open Public Meetings Act" Compliance Statement. Counsel Aikins then administered the oath of office to Marcy McMullen, Alternate No. 2, appointed By the Board of Chosen Freeholders on March 13, 2014.

Chairman Domidion asked Ms McMullen to introduce herself to the Board. Ms McMullen has resided in Monmouth County for over 30 years, is a small business owner of a consulting company, mother of four children and actively involved as a local volunteer for over twenty-five years. The Chairman and Board Members congratulated Ms McMullen on her appointment and welcomed her to the MC Planning Board.

**4) ROLL CALL**

Members Present: Vincent Domidion, Charles Casagrande, Nancy Grbelja, Paul Kiernan, Joseph Ettore, Freeholder DiMaso, Freeholder Director Burry

Alternates Present: John Mele, Marcy McMullen

Also Present: Mark Aikins, Esq., Edward Sampson, Joe Barris and JoAnn Denton

Members Absent: Jennifer DiLorenzo, James Giannell (Excused)

**5) CHAIRMAN'S REPORT**

Chairman Domidion reported that we are gaining momentum with the Master Plan and sent out letters to the municipalities asking them to designate representatives to the working groups. Chairman stated that he will be at all working group meetings and it is now time for Board Members to decide their level of involvement with the Master Plan.

Chairman has been researching the Mount Laurel decision and has to date written 30 pages on the history of affordable housing. The State Supreme Court recently extended to November, 2014, the deadline for COAH to adopt its new rules.

**6) MEETING MINUTES**

Freeholder Director Burry offered a motion to accept the minutes of the February 18, 2014 meeting and was seconded by Mr. Kiernan. Freeholder Burry commented that the minutes were the most comprehensive she has ever read. Minutes were approved by all in attendance except John Mele and Mary McMullen, who abstained.

## **7) CORRESPONDENCE**

Chairman Domidion referenced the letter sent from him to all the Mayors in Monmouth County, requesting Master Plan Municipal Representatives. Mr. Barris added that the letter was also sent to all of the Municipal Administrators. The Secretary reported the letters were sent personalized via e-mail and currently we have eight responses, with a deadline of April 1, 2014.

Mr. Mele asked if it would be appropriate to have a working group concerning COAH, or schools in general. Mr. Barris stated that under the working groups, although it may not specifically say "affordable housing" it is addressed under Community Development. Chairman Domidion stated that there are also two specialized groups we will reach out to for roundtable discussions:

1. School Boards
2. Building/Development Community.

## **8) COMMITTEE REPORTS**

### **a.) Development Review Committee**

Chairman Domidion stated that the following documents were in the possession of the Board Secretary and available for review:

- o Schedules 1197 A, B, C, D & E from the Monday, February 10, 2014 meeting
- o Schedules 1198 A, B, C, D & E from the Monday, February 24, 2014 meeting

Freeholder DiMaso asked the Chairman to explain the Development Review process for the new Board Members. Chairman stated that one of the main functions of Planning is Development Review. Often part of a municipal approval is prior approval from the Monmouth County Planning Board. Our review is limited to roads, bridges and drainage structures and the meetings are open to the public. Mr. Sampson stated that the schedules- A, B, C, D and E are basically the agendas and minutes of that meeting. The Committee reviews subdivisions and site plans; takes action; letters go out with the conditions; contents of those letters are condensed into the schedules. Schedules are a summary of what transpired at the development review meeting.

### **b.) Monmouth County Agricultural Development Board update, Harriet Honigfeld**

Ms Honigfeld reported that the Ag Board finished a hearing concerning Carmine Casola's property on 148 S. Main St., Marlboro. The Board passed two Resolutions:

1. Formalizing that the operation is a commercial farm under the Right to Farm Law.
2. Supportive of the agri-tourism portion of the property and encouraged both parties to resolve their differences. (Landowner removed the debris pile this week.)

Closings:

- Closed on the Cicalese Farm on Phalanx Road, Colts Neck.
- Monmouth Conservation Foundation closed on the Conover I Farm in Wall. Monmouth County partnered with them.

### **c.) Monmouth County Transportation Council update, Anthony Gamallo**

There was discussion at the March Transportation Council meeting regarding the Council's involvement in the Master Plan. The Council will reach out to their liaisons in each of the 53 municipalities and are targeting the May 20, 2014 Transportation Council Meeting to invite the liaisons, do a presentation and foster discussion and feedback concerning issues to address in the Transportation element of the Master Plan.

Mr. Gamallo and Mr. Barris are working with Rutgers and Together North Jersey to try and employ some of their polling technology which provides immediate feedback results.

## **9) OLD BUSINESS**

### **a.) Adopt Profile Report**

Planning Board Resolution 14-08: "Resolution Formally Accepting and Authorizing Distribution of the Monmouth County Planning Board Publication Entitled Monmouth County 2013 Profile". Read into the record by Counsel Aikins; offered by Nancy Grbelja; seconded by Charles Casagrande; passed by all in attendance except John Mele and Marcy McMullen, who abstained.

### **b.) Wastewater Management Plan Update**

(Ms Brennen was unable to attend the meeting and submitted the report which is hereby attached to the minutes.)

Mr. Mele stated that he understands what Plumsted must do, but where they are discharging is a problem. He feels that in planning, impacts on surrounding communities must be considered when a project (such as this one) is placed on the edge of a community. Currently, Plumsted has a 325,000gal/day need and are looking at a 650,000 gal/day capacity plant, to satisfy possible future needs. Much discussion ensued between board members and staff on this issue, with strong consensus that it was important to establish relationships and dialogue with adjacent communities and their professional staff members, as well as State agencies.

### **c.) Colts Neck Resolution supporting S2324 and A3393, Business Personal Property Taxes**

Counsel Aikins reviewed and feels it is a local taxation issue. After additional discussion by Planning Board members, Freeholder Di Maso stated that perhaps it was an issue more appropriate for the Freeholder Board. Counsel Aikins will confer with County Counsel Bazar and express the Planning Board's views.

### **d.) Bills S1133 and A2160 supported by ArtPride, Restoring Funding for Arts, History, Tourism, Mary Eileen Fouratt**

Mr. Barris stated that he felt it would be more appropriate to now view item 9b: MoCo Video. Chairman Domidion concurred, and the MoCo Video was displayed. The video, as reported last month, was presented at the 52<sup>nd</sup> Annual Commission on Social Development at the United Nations on February 19, 2014. Mr. Barris reminded the Board that the idea of an arts corridor came from the Coastal Monmouth Plan that the MCPB adopted in 2010. The video was streamed from the YouTube site on the County website. The website: [moconj.org](http://moconj.org) lists all events and classes that can be experienced in the MoCo Arts Corridor.

Mary Eileen Fouratt, Executive Director Monmouth County Arts Council, then addressed the Board concerning MoCo. She reported that MoCo received an NEA Grant, a Challenge America Grant for \$10,000 for 2014, to support the MoCo Arts Corridor. The funding assists in marketing and has been already used to launch the mobile website and advertise in the Visit Monmouth Guide.

Ms Fourett then addressed the legislation. In 2003, Senator Leonard Lance proposed a Hotel/Motel tax to help fund Arts, History and Tourism in NJ. Arts and History are especially crucial in the tourism industry because cultural tourists spend more money and stay longer. Support of the current legislation is encouraged and should have a positive economic effect on Monmouth County. Ms Fourett stated that every dollar invested in the Arts, brings back \$8 more. Freeholder Director Burry indicated that the 350<sup>th</sup> anniversary celebration of the State ties into this discussion and the Monmouth County Library System, as well as the Monmouth County Historical Association, are directly involved in promoting the Arts. Freeholder Director

Burry then recommended the appropriate course of action to be a letter from the Freeholder Board to the State Legislators, which Mr. Barris will draft.

Chairman Domidion congratulated staff on an excellent video, which was produced in record time. Mr. Barris extended his thanks to all involved and stated that it could not have been done without the support of the Board of Chosen Freeholders.

**e.) Master Plan**

No additional discussion, as already covered.

**10) NEW BUSINESS**

**a.) Scenic By-Ways**

Mr. Barris reported that on February 24, 2014, Planning Board Staff, Engineering, Parks and DOT met to discuss the Upper Freehold Historic By-Ways project. Signs have been fabricated and are ready to be installed. DOT and Engineering have reviewed and are finalizing comments on the sign plan; Parks would like to take a look at their signs; copy of agreement which needs to be signed has been sent to County Counsel Bazer; possibility of County managing the signs along the by-way discussed with Public Works Director, John Tobia; DOT will do initial sign installation; target completion is Summer, 2014.

Mr. Mele reported that the Upper Freehold trail project should be almost completed this Summer and hopes to coordinate the opening of the trails with the scenic by-ways launch. Bus sponsorship is being explored to tour the opening, as well as a coordinated effort between Monmouth County Walnford Park and Upper Freehold concerning a map of the byways. Mr. Mele said Upper Freehold is hoping for the County's support with the opening. Freeholder Director Burry responded positively to the suggestions and agreed to lend her support where possible

**b.) MoCo Video**

Completed as 8d.

**c.) CRS Guidelines** (requested to be added to the agenda by Mr. Sampson)

1) Mr. Barris reported that the Board of Chosen Freeholders, at their last meeting, adopted the CRS Guidelines as proposed by the Planning Board.

2.) Mr. Barris and Margaret Murnane Brooks met with Felicia Santaniello of the County Clerk's Office today. There has been confusion by some towns, particularly Keansburg, concerning filing of deed restrictions of flood hazard properties. Planning staff are working closely with the Clerk's office to develop the proper format to be followed when filing these deed restrictions and will post the format online. Collaboratively, we streamlined the form to one page, to make the filing fees less expensive for these residents who were impacted by Superstorm Sandy. Planning will continue to work with the Clerk's office to develop guidelines for any document to be filed with the County.

**d.) Monmouth County Hazard Mitigation Plan**

Mr. Sampson stated that the Hazard Mitigation Plan is on the agenda for information purposes, as requested by OEM. The plan is documented as to what hazards a community is susceptible to and how the hazards can be mitigated. Each municipality has a role in the plan and once completed, it is submitted to FEMA. The main focus of the plan is flooding and we will reference the Hazard Mitigation Plan in our Master Plan.

Mr. Kiernan referenced the difficulty he personally experienced in trying to read the new flood maps on the website. Discussion ensued between Board members and staff on the subject with the conclusion that municipalities have the maps and can assist residents.

#### **11) EXECUTIVE STAFF REPORT**

Mr. Sampson had nothing additional to report.

Mr. Barris referred the floor to Brittany Ashman. Ms Ashman, along with Mr. Barris, Ms Leavey and Ms Kirby, will be participating in an event "Rebuild by Design" in Asbury Park on Saturday, March 22, 2014. It will be an interactive outreach for Asbury Park. The Planning staff members will have lap tops and will display a presentation on map sleuthing and then can personally assist residents in locating the current flood zone of their property. This is part of the public outreach effort of the Sasaki Design Group hired by HUD, who reached out to Mr. Barris through Creative New Jersey. Part of resiliency is making people aware of their flood zones and the Planning staff is happy to assist in this outreach effort. Ms Ashman put together the presentation; Ms Kirby and Ms Leavey have been essential in going to meetings and building up Monmouth County's reputation and the work we are doing with the CRS program.

Ms Greblja commented that once again, as stated last month by several board members, the Planning Staff continues to excel and provide programs right on point, that address the needs of the people.

Freeholder DiMaso thanked Mr. Barris, who genuinely appears to like his work and makes it enjoyable for everyone.

#### **12) PUBLIC COMMENTS**

Board Vice Chairman Kiernan referenced an article that appeared recently in a local paper concerning Rumson and their stand against hydraulic fracking.

Mr. Mele asked if Global Warming would be referenced in the Master Plan. Mr. Sampson responded that it would be as to long term effects on sea level rise.

#### **13) ADJOURNMENT**

At 3:20PM Freeholder Director Burry motioned and Mr. Mele seconded, to adjourn the meeting. All were in favor and Chairman Domidion adjourned the meeting.

**17 March 2014**  
**MCPB WMP Update**  
**By Linda J. Brennen, PP/AICP**

Plumsted Township in Ocean County continues to evaluate their two current options for wastewater treatment: 1) connecting to the Joint Base or 2) building their own treatment facility. They hope to make a decision in April.

NJDEP held an external stakeholders meeting on February 21 to discuss their anticipated rewrite of the AWQMP rules. They gave a presentation on the areas that they are presently looking at to make changes. They noted they had difficulty implementing sections of the 2008 Rule, such as those areas on which we previously provided comment (e.g., requiring municipalities to adopt riparian ordinances). They noted that they plan to schedule a smaller group meeting with just the County WMP Coordinators within the next few months. It was a very positive meeting.

It does not appear at this time that we will need to hold an April ARC meeting, however, Howell Township representatives are making progress with their application and I have fielded several additional inquiries regarding WMP amendments. As soon as a formal application is submitted and deemed complete, an ARC meeting will follow.