

MINUTES
MONMOUTH COUNTY PLANNING BOARD MEETING
Monday, April 21, 2014
2:00PM

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

1) CALL TO ORDER

Chairman Domidion called the meeting to order at 2:10 PM.

2) PLEDGE OF ALLEGIANCE

3) OPEN PUBLIC MEETINGS ACT

Counsel Aikins read the "Open Public Meetings Act" Compliance Statement.

4) ROLL CALL

Members Present: Vincent Domidion, Charles Casagrande, Jennifer DiLorenzo, James Giannell, Paul Kiernan, Joseph Ettore, Freeholder DiMaso, Freeholder Director Burry

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

Members Absent: Nancy Grbelja (excused)

Alternates Absent: John Mele and Marcy McMullen (both excused)

5) CHAIRMAN'S REPORT

Chairman Domidion referenced his handouts that were mailed to the board members and made a correction to the term "pup up shops" in his report, which should be "pop up shops". Distributed was an article concerning repurposing of shopping malls in the Southwest and a local article concerning Route 9. Chairman feels this serves as a comparison of what is happening in Monmouth County versus the national level and represents what the Master Plan is really going to be looking at- the future of retail development.

6) MEETING MINUTES

Freeholder Director Burry offered a motion to accept the minutes of the March 17, 2014 meeting and was seconded by Mr. Kiernan. Minutes were approved by all in attendance, except Ms. DiLorenzo and Mr. Giannell, who abstained.

7) CORRESPONDENCE

Chairman Domidion reported that the Borough of Highlands and the Borough of Fair Haven forwarded copies of their Resolutions designating Monmouth County Master Plan working group representatives.

8) COMMITTEE REPORTS

a.) Development Review Committee

Chairman Domidion stated that Schedules 1199 A, B, C, D & E from the Monday, March 10, 2014 meeting were in the possession of the Board Secretary and available for review.

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

Ms Honigfeld reported that at the last Ag Board meeting they had a “deed interpretation request”. One of our preserved farms is looking to establish a small brewery, using grains they grow themselves already on site and will be adding a field of hops. They are going through the proper licensing, but wanted to be sure they complied with their Deed of Easement, which the Ag Board determined they did. The property is in Upper Freehold and the proposed name is “Screaming Hill Brewery”.

Also passed at the last Ag Board meeting were memorializations of various Right to Farm Resolutions, based on hearings that the Board had in the past few months.

c.) Monmouth County Transportation Council update, Anthony Gamallo

(added to the agenda)

Mr. Gamallo reported that the Transportation Council is going meet this evening and will designate either the May or June, 2014 meeting for the Master Plan Working Group, which they expect to have approximately 40-50 people attend.

The Bus Rapid Transit Feasibility Study is progressing well. Staff is currently working with the consultant (Parsons Brinckerhoff) and took them on a tour of the County. The consultant is now synthesizing data the first technical report is expected in early May, 2014.

9) OLD BUSINESS

a.) Master Plan, Joe Barris and JoAnn Denton

Ms Denton reported that to date, 13 municipalities have designated representatives to the Master Plan Working Groups. They are: Spring Lake, Hazlet, Colts Neck, Atlantic Highlands, Howell, Sea Bright, Keansburg, Holmdel, Manalapan, Rumson, Keyport, Little Silver and Fair Haven. Mr. Barris reported that John Mele would be representing Upper Freehold and we would be accepting representatives from municipalities throughout the whole process.

Internally, there was a meeting held with the Master Plan team on April 2, 2014. Ann Marie Falkowski gave a presentation on the maps she created for the Master Plan and got feedback from the other staff members. Tony Gamallo and Linda Brennen are putting together their Transportation and Environmental working groups for next month. We obtained great surveying tools for the working groups from Rutgers University. Brittany Ashman has put together a power point presentation for the working group meetings. Laura Kirby is nearing completion on the Community Development portion of the Master Plan. Joe Barris is nearing completion on the text aspect of the land-use portion of the Master Plan. Mr. Barris will be scheduling the meetings with his Working Groups in May, 2014.

Chairman Domidion told the Board members they should make decisions as to which working groups they are interested in attending- he will be attending all the meetings. Ms DiLorenzo will be at the Environmental Council group. The first scheduled Working Group meeting is the Environmental Council on May 1, 2014 at 6:00PM.

b.) CRS Update, Joe Barris

Joe Barris and Meghan Leavey met with the Borough of Keansburg. Meghan provided them with GIS services so they could do in-house mapping. We also finalized their non-conversion agreement with our County Clerk’s office. We drafted instructions on how to fill out the non-conversion agreement and those documents are now posted on-line for any town to use.

Union Beach officials came to our offices and met with Mr. Barris, Ms Leavey and Ms Margaret Murnane-Brooks. Union Beach now has a ranking of "7" and wants to improve it. FEMA is giving all municipalities who connect to our MCPB website credit, as we have many required documents on our site.

Atlantic Highlands is not currently in the CRS program and looking to get in. Margaret, Meghan and Joe sat in on Atlantic Highland's first Insurance Services Offices (ISO) review meeting. (ISO certifies the CRS program for the municipalities.) Most of the work falls on Meghan and GIS services, utilizing the technology we have in-house. Once we get a template in place and know what information FEMA requires, we can set up that template to assist all our towns. ISO is very excited that we are taking a leading role and the goodwill we are showing is paying back in flood insurance rate reductions for our citizens. Mr. Barris feels Atlantic Highlands should at least obtain a ranking of "7", which translates to a 15% discount for those residents in a flood hazard area. Upcoming meetings with FEMA are Keansburg in May and Aberdeen and Oceanport in June.

Margaret & Joe received a call from the Monmouth County Building Officials Association, who asked for our assistance in doing outreach for communities on rebuilding standards and strategies through code enforcement. Joe asked that they come to our next Planning Board meeting and introduce themselves and explain what their organization does and how it ties into post Sandy resiliency and our CRS program.

Chairman Domidion then circled back to the Master Plan and stated that Board Members will be notified via e-mail when Master Plan Working Groups are scheduled.

10.) NEW BUSINESS

a.) Historic Commission, John Fabiano

Mr. Sampson introduced John Fabiano, the new Executive Director of the Historic Commission, to the Board. John on January 1, 2014, replaced Randy Gabrielan, who retired.

John stated that he is a long-time resident and historian of Allentown, NJ. He was formerly a Budget Analyst with the State of NJ. As Executive Director of the Historic Commission, his main duty is to administer grant programs to municipalities and non-profits. His current projects include:

- Grants for structural preservation-about a dozen grants will be awarded to groups (mainly municipalities) this year.
- Preservation Awards Program-Certificates of Merit to commercial, private or municipalities for exceptional work they have undertaken.
- Weekend in Old Monmouth-over 45 historic sites throughout the County will be open. It is a self-guided tour and John provided last year's brochure, as he is finalizing this year's today with the assistance of the County Public Information Office.
- Essay Contest for 5th graders- Topic: A historic site they visited or a historic event in their own family situation. Received 300 entries from 14 separate schools this year. Three finalists are selected by a Committee, and each will receive a gift card from Barnes & Noble.

Chairman Domidion welcomed Mr. Fabiano and hopes he will be a part of the Master Plan Historic Resources working group.

Freeholder Director Burry once again welcomed Mr. Fabiano and commended the Essay

Program, which she feels is one of the highlights of the year and invited all to read the children's insightful essays. Director Burry hopes that since 2014 is the 350th Birthday of New Jersey, Monmouth County's historic resources will be more visible. Concerning the Weekend in Old Monmouth the first weekend in May, 2014, Director Burry asked Mr. Sampson to have Public Information get more publicity for the Historic Commission. Freeholder DiMaso stated that Public Information has been doing a great job with social media in getting the word out.

b.) Fair Housing Board, Mary Gilmore

Mary Gilmore discussed the history of the Monmouth County Fair Housing Board, which was established in 1989 and expanded on its goals and accomplishments. In categorizing Fair Housing, she stated there are 3 parts: purpose, progress and hope. Ms Gilmore is proud to be the "Ambassador for Good Hope" in working to eliminate housing discrimination. April is National Fair Housing Month. One of our very successful programs is the annual Fair Housing poster contest for 6th graders. On April 6, 2014, we held an awards luncheon to honor the poster contest winners, their parents and teachers. The Board of Chosen Freeholders, as always, was very supportive of this event. Discussion then ensued between Ms. Gilmore and the Board concerning the "First-time Home Buyers Program", interest rates and income and credit score qualifications.

Mr. Sampson announced that the Board of Chosen Freeholders presented Ms Gilmore and the Fair Housing Board with a Proclamation in recognition of Fair Housing Month, at their April 10, 2014 meeting.

11.) EXECUTIVE STAFF REPORT

Mr. Sampson called attention to the APP newspaper article that was distributed to Board members concerning the "Rebuild by Design" event that took place in Asbury Park on March 22, 2014. He stated that anytime there is a parade for Planning-it is particularly exciting. He commended staff members who took part in the day-Joe Barris, Meghan Leavey, Laura Kirby and Brittany Ashman.

Mr. Sampson congratulated Amy Chianucci, our Watershed Ambassador, whose position on staff is paid for by NJDEP. Amy was recently awarded a "Good Neighbor Award" by the Girl Scouts of the Jersey Shore Council, for her work with the Girl Scouts on rain gardens, rain barrel workshops, a tree program, volunteer monitoring training and co-founding the Environmental Adventurers Club with the Girl Scouts.

Mr. Barris reported that the Board of Chosen Freeholders approved the execution of the sign agreement with Upper Freehold for the Historic Byway, which now gives the State DOT authorization to go ahead and sign the byway agreement- 12 years in the making. Mr. Barris will be attending the Upper Freehold Planning Board meeting tomorrow evening, at the request of John Mele, to give them an update on the scenic byway.

12.) PUBLIC COMMENTS

None

13.) ADJOURNMENT

At 3:07PM Mr. Casagrande motioned and Freeholder Director Burry seconded, to adjourn the meeting. All were in favor and Chairman Domidion adjourned the meeting.

