

**MINUTES**  
**MONMOUTH COUNTY PLANNING BOARD MEETING**  
**Monday, May 19, 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 2:05PM.

**2) PLEDGE OF ALLEGIANCE**

Per the Chairman's request, Freeholder Deputy Director Gary Rich led the attendees in the 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 Director Burry

Alternates Present: Freeholder Deputy Director Gary Rich, John Mele, Marcy McMullen

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

Members Absent: Nancy Grbelja and Freeholder Di Maso (both excused)

**5) CHAIRMAN'S REPORT**

Chairman Domidion held up the recently released COAH report that will require much thought and analysis, and of major concern are the fair share housing number obligations. Also discussed was the Climate Change Report and possible impact on future storms.

**6) MEETING MINUTES**

Paul Kiernan offered a motion to accept the minutes of the April 21, 2014 meeting and was seconded by James Giannell. Minutes were approved by all in attendance, except Mr. Mele, Ms McMullen and Freeholder Deputy Director Rich, who abstained.

**7) CORRESPONDENCE**

Chairman Domidion reported that the Township Of Ocean appointed Fred Brody as representative to the County Master Plan Working Groups and Andrew G. Brannen as Alternate. Also referenced was the Monmouth Arts Art Education Awards notice that was in the members' packets.

**8) COMMITTEE REPORTS**

**a.) Development Review Committee**

Chairman Domidion stated that Schedules 1200 A, B, C, D & E from the Monday, March 24, 2014 meeting and Schedules 1201 A, B, C, D & E from the Monday, April 14, 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 announced that the Monmouth County Green Table is hosting an event on June 17, 2014. The focus will be: "Utilizing Natural Systems to Create Coastal Resiliency".

At the May 6, 2014 MCADB meeting the following actions took place:

1. The Board approved the re-enrollment in the 8 year program of the Kohl Farm in Lincroft (Lincroft Christmas Tree Farm).
2. The Board approved a Division of Premises for the Wykoff Farm (large farm approximately 200 acres in Marlboro and Manalapan along Route 9.) It now goes to the SADC for approval.
3. The Board had a Site-Specific Agriculture Management Practices (SSAMP) Hearing on the LaRue (Upper Freehold) Right to Farm issues. The Board adopted 3 Resolutions, which will be memorialized at a future meeting. The Resolutions are related to: clearing of the woods; trails and access; soil erosion.

Mr. Casagrande reported on a newspaper article involving a Right to Farm issue and the raising of chickens that escaped onto neighboring properties. In Sunday's Asbury Park Press, under the aggregation of e-mails, someone stated: "Go to the County Agricultural Board, they can over-rule Local Zoning." He wanted Ms Honigfeld to be aware that she may be getting calls on this issue, and she already did. Ms Honigfeld stated that in other areas of the country a "Honey & Egg Ordinance" is becoming popular-a municipality adopts an ordinance to address such issues as beehives or backyard chickens. This prompted discussion between the Board and its Professional Staff and Ms Honigfeld.

## **9) OLD BUSINESS**

### **a.) Master Plan Working Groups**

Mr. Barris reported that on May 14, 2014, the first Master Plan Working Group met, focusing on Arts, Cultural and Historical Resources. Two meetings were held- one at 2:00PM and one at 7:00PM. He thanked Freeholder Director Burry for her attendance at the 2:00PM session and her input. Each member has a copy of the presentation in their packets and Ms Leavey has dedicated a webpage to the Working Groups. The next groups meeting will be: Community Development; Agriculture and Economic Development; Community Resiliency; Transportation. Each group will have an afternoon and evening session. The second meeting for the Arts Working Group will be on June 30, with one meeting, as only 2 members of the public attended the 7:00PM meeting on May 14.

Ms Brennen reported that the Environmental Council, on May 1, 2014, held a Working Group meeting focusing on Natural Features. 30 people attended, including Mr. Domidion and Mr. Casagrande. Attendees were given the questionnaire provided by Mr. Barris and a 5<sup>th</sup> question was added, asking if there was interest in participating in another group. Ms Denton was forwarded the contact information for those wishing to join other Working Groups. The second meeting will be on June 5, 2014 and will focus on Utilities. Third meeting, not yet scheduled, will focus on Healthy Communities.

Mr. Barris reported that the Community Development Working Group will be meeting the following day and staff will meet on Wednesday, May 21, 2014 to refine the internal structure of the Working Groups. Chairman Domidion and Freeholder Director Burry were both impressed with the Groups they attended.

### **b.) CRS Update**

Ms Leavey reported on the maps her department provided for Atlantic Highlands. Mr. Barris stated that a thank-you e-mail was received from Mr. Phillips for the large savings the county's time and efforts provided Atlantic Highlands.

Mr. Barris reported that Hazlet is the first community in the county to form a PPI (Program for Public Information). This is a committee that is formed to focus on outreach efforts, and earns several points under the CRS program. It is required that half of the committee members be outside local government and Ms Leavey, Mr. Barris and Ms Murnane Brooks from OEM have been asked to serve on it.

Mr. Barris reported that on April 24, 2014, the quarterly CRS meeting was held. (Notes from that meeting were in the Planning Board packets.) The towns at the table were: Neptune Township, Hazlet, Aberdeen, Atlantic Highlands, Ocean Township, Sea Bright, Manasquan, Belmar and Avon. Also represented were Brick Township and Ocean County. Monmouth County Departments present were: Planning, Economic Development and Emergency Management. Dennis Pino from the Monmouth County Building Officials Association gave a presentation on rebuilding standards and was introduced by Mr. Barris for his presentation to the MCPB under "New Business".

## **10.) NEW BUSINESS**

### **a.) Monmouth County Building Officials Association, Dennis Pino**

Mr. Pino introduced himself to the group as the Business Administrator and Construction Official of Hazlet Township and President of the Monmouth County Building Officials Association (MCBOA), which was established in 1962. Nick Fabiano, Vice President of MCBOA, was also in attendance to assist in the presentation.

Mr. Pino reported that many lessons were learned because of Superstorm Sandy. Hazlet, which has a flood control system in place-the only state owned and operated flood gates, fared well. Union Beach did not have a flood control system. Hazlet was able to complete their assessment within a few hours following the storm, then offered their assistance to Union Beach. It was learned from the experience that Construction Officials were not prepared nor trained to deal with the disaster and Mr. Pino feels rebuilding standards need to be in place. The MCBOA is taking the lead in the State to get standards and proposing that inter-local agreements be in place to facilitate mutual aid among municipalities. Mr. Pino is asking that the County act as an umbrella in organizing towns to facilitate agreements.

Mr. Casagrande suggested that Mr. Pino attend the next Joint Insurance Fund (JIF) meeting, which will probably be sometime in July. He stated that JIF has 37 Monmouth County municipalities as members and has several inter-local agreements in place. Mr. Casagrande also directed Mr. Pino to [njmel.org](http://njmel.org), which has model inter-local agreements. Counsel Aikins stated that he would check with County Counsel Bazar concerning inter-local agreements currently in place. Supportive statements concerning Monmouth County taking the lead in this endeavor were expressed by many Board Members. Chairman Domidion ended discussion stating that this issue coincides with the Community Resiliency discussion in the County Master Plan.

### **b.) COAH, Ed Sampson**

Mr. Sampson reported that on May 6, 2014 Council on Affordable Housing (COAH) announced its 3<sup>rd</sup> round rules and regulations for fair housing obligations. These will be published in the New Jersey Register on June 2, 2014, with a 60 day review period to follow. It can also be reviewed online at the NJDCA website. The document is large and will be copied for any Board

Member who requests it. Mr. Sampson does not feel our role is to debate the philosophical court mandates, but feels we can take a good hard look at the methodology and analyze the numbers that accompany the rules and regulations. COAH is using DEP spatial data and Mr. Sampson feels we have better GIS capabilities and can come up with a better use of data in arriving at the numbers. Staff expects to have a better analysis for next month's meeting. Discussion then ensued between Board Members concerning specific towns, 3<sup>rd</sup> round numbers, what the affect will be on Sandy impacted municipalities and the general strain COAH obligations cause on municipal and emergency services. Mr. Mele requested that Planning Staff forward directly to the municipalities any information on this subject that could be of assistance in understanding specific obligations.

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

### **a.) Financial Disclosure Forms, JoAnn Denton**

Secretary of the Board Denton discussed the Financial Disclosure forms that must be filed with the State by June 13, 2014. Filing must be done electronically and Board Members will forward Ms Denton their confirmation numbers and date of filing.

### **b.) Monmouth Arts Award, Joe Barris**

Mr. Barris announced that Freeholder Director Burry was honored on May 15, 2014 by the Monmouth Arts Council for her contribution to arts awareness and education. He thanked her for her work and dedication to the Arts and was proud to attend the ceremony at Brookdale Community College along with Freeholder Deputy Director Rich, County Administrator Teri O'Connor and Ms Denton.

## **12.) PUBLIC COMMENTS**

None

## **13.) ADJOURNMENT**

At 3:24PM Mr. Giannell motioned and Mr. Kiernan seconded to adjourn the meeting. All were in favor and Chairman Domidion adjourned the meeting.