

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

Planning Board Conference Room, Hall of Records Annex, 2nd Floor
One East Main Street, Freehold, New Jersey, 07728

1) CALL TO ORDER

Chairman Domidion called the meeting to order at 2:08PM.

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 (arrived at 2:12PM), Freeholder DiMaso and Freeholder Director Burry

Members Absent: Nancy Grbelja (excused)

Alternates Present: Marcy McMullen

Alternates Absent: John Mele (excused)

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

5) CHAIRMAN'S REPORT

Chairman Domidion stated that his focus is on the Master Plan to develop a viable end product. He is very pleased with the results thus far and commended staff on the progress of the Working Groups. Chairman also recognized Board Member Casagrande, referred to the recent article in the Asbury Park Press and congratulated him and his team members on the recent Mako Shark tournament wins. Chairman then re-arranged the agenda to accommodate guest speakers under New Business items 10a and 10b.

NEW BUSINESS

a.) Sustainable Jersey, Donna Drewes and Lauren Skowronski

Donna Drewes, Executive Director of Sustainable Jersey, gave an overview of their program, which began in 2009. 412 municipalities are currently participating of which, 139 are certified. 33 Monmouth County municipalities are participating (certified or registered). Certification is used as a driving force to help municipalities go forward and address sustainability issues. The program is free, but it requires a commitment from the local governing body via Resolution and a "Green Team" must be established. Planning Board members were provided with the Sustainable Jersey brochures, outlining the points system which enables municipalities to gain bronze or silver certification. Ms Drewes stated that the purpose of today's presentation was to seek the opportunity to partner with the County in bringing communities together to help expand the program and share ideas.

Ms Drewes cited Jason Greenspan, Director of Planning and Community Development in Middletown Township, in the audience. Mr. Greenspan stated that Middletown has been with the Sustainable Jersey program since its inception in 2009, is on its second grant round and described the projects the town was able to initiate with the awarded grants. He feels it may be difficult for smaller communities to assign a staff person to administer the program and hopes the County could assist (as it has done with the CRS program) municipalities to identify "points" for projects they may already have in place.

Lauren Skowronski discussed the Sustainable Jersey grant program. Grants range from \$2,000-\$25,000 and to date, Monmouth County municipalities have been awarded \$80,000 in grants. She also discussed the "hub" concept. Regional hubs have formed collaborations for training purposes and idea exchanges. Currently, there are 5 pilot hubs. Somerset County Planning Department took the lead in forming a hub and she hopes Monmouth County can assist in bringing its municipal Green Team members together to caucus.

Mr. Barris stated he would like a Master Plan Working Group of municipal Green Team members as their efforts tie into Community Resiliency and Community Sustainability, which are topical areas in the Master Plan.

b.) Clean Ocean Action, Catie Tobin and Cara Muscio

Catie Tobin of Clean Ocean Action explained their non-profit program based in Sandy Hook, whose goal it is to improve the water quality in New York/New Jersey (from Montague to Cape May). Clean Ocean Action is a coalition of 125 different groups. Their "blue star" program works hand-in-hand with Sustainable Jersey. A town must be certified in Sustainable Jersey to submit an application for municipal blue star certification. Cara Muscio further described specific programs by which municipalities can gain "points" and benefits of being a "blue star" town.

On September 18, 2014, Clean Ocean Action will have their hard launch of the blue star program. An innovative program will be presented by a group diagnosing stormwater infrastructure problems using canines. Ms Muscio hopes the County will partner with Clean Ocean Action.

Mr. Casagrande stated that the ocean water quality at the shore was very poor the past weekend and asked for clarification concerning legislation represented in one of the slides. Ms Muscio explained the Stormwater Utility Support Resolution Bill which was introduced in Trenton today. Freeholder DiMaso was also present at that hearing. Discussion ensued concerning the divide between water quality vs. flooding. Mr. Casagrande concluded by expressing that perhaps it is time for funding to shift to the national level.

6) MEETING MINUTES

Freeholder DiMaso offered a motion to accept the minutes of the June 16, 2014 meeting and was seconded by Charles Casagrande. Minutes were approved by all in attendance.

7) CORRESPONDENCE

a.) BRT Survey Distribution

Mr. Sampson reported that a press release was being coordinated with Monmouth County Public Information Office and encouraged all to take the survey.

b.) COAH corrections to municipalities

Mr. Sampson explained that the letter was sent to all municipalities in the county to make them aware of the change in obligation numbers.

8) COMMITTEE REPORTS

a.) Development Review Committee

Chairman Domidion stated that Schedules 1204 A, B, C, D & E from the Tuesday, May 27, 2014 meeting; Schedules 1205 A, B, C, D & E from the Monday, June 9, 2014 meeting; Schedules 1206 A, B, C, D & E from the Monday, June 23, 2014 meeting were in the possession of the Board Secretary and available for review.

b.) Monmouth County Agriculture Development Board Update, Harriet Honigfeld

Ms Honigfeld reported that at the last MCADB meeting there was a public hearing for CLC, a nursery that has moved to Wall Township. The Board must determine whether the operation meets the State definition for a commercial farm. The Board heard testimony from the landowner and his counsel and will continue the hearing at the September, 2014 meeting. The MCADB August, 2014 meeting will be cancelled.

Ms Honigfeld participated on the Equine Panel at the County Library, held in conjunction with Horse Month (June). She spoke on farmland preservation and open space-as it relates to the equine industry. Chairman Domidion attended the panel and complimented Ms Honigfeld on her presentation.

Ms Honigfeld also reported on the Greentable event that took place at the Manasquan Reservoir in June. Ms DiLorenzo did an excellent job as a panelist. The event was well attended and participants were able to take a boat tour or walking tour along the Manasquan after the formal presentations.

c.) Arc Update, Linda Brennen

Ms Brennen reported that the Amendment Review Committee met on July 2, 2014, concerning a site specific amendment for Marlboro Township to place the Harbor Road Water Treatment Plant back into sewer service area to facilitate treatment of wastewater, including backwash from new water treatment plant filters. Marlboro Township had put the property in a land conservation zone (not requiring sewerage). An application for expanding the water treatment plant required that it be in a sewer service area. Marlboro Township recently made the zone change correction. The Monmouth County Planning Board Amendment Review Committee voted on July 2, 2014 to support inclusion of the Marlboro Township Harbor Road Water Treatment Plant in the sewer service area, contingent upon a favorable review by NJDEP. Chairman Domidion felt it was therefore appropriate to move up for immediate consideration, item # 10 d under new business, Resolution 14-09, which supports ARC's findings. James Giannell moved and Paul Kiernan seconded Resolution 14-09, which upon roll call, was unanimously adopted by all present.

d.) Monmouth County Transportation Council update, Anthony Gamallo

Mr. Gamallo reported that the first Transportation Master Plan Working Group had a very productive meeting, with the second group scheduled for September 8, 2014 from 5:00-7:00PM, prior to the Transportation Council monthly meeting.

The first tech memo for the Bus Rapid Transit Study has been completed and is being reviewed. The threats analysis is under review, with the final report due in September. Mr. Gamallo would like the consultant to report to the Planning Board at the October, 2014. Mr. Gamallo feels the study will be a good cross-reference for the Master Plan and other studies going forward.

Mr. Gamallo is working with Engineering to apply for NJTPA Traffic Command Model Study Grant, for fiscal years 2016-2017. The application is due in three weeks.

Ms DiLorenzo asked Mr. Gamallo if the bike route proposed by Fair Haven and in today's paper was under the Transportation Council. Mr. Gamallo stated the Transportation Council supports bike initiatives, but the towns must first take the lead and all affected municipalities must be in agreement. Mr. Sampson concurred and said that the County could provide technical assistance if needed. Freeholder DiMaso informed the Board that the matter involves the Municipalities, County and State.

9) OLD BUSINESS

a.) COAH letter for approval

Mr. Sampson stated that the COAH letter contains information presented to the Planning Board last month. The deadline for submission is August 1, 2014 and the decision as to whether to support RCA's must be made. Mr. Giannell wanted language added questioning whether COAH considered a municipality's infrastructure and school capacity. Mr Kiernan had issue with any development being proposed that bypassed wastewater management sewer capacity. After discussion, a letter to COAH with the addition by staff of the following three points was offered by Freeholder DiMaso, seconded by James Giannell and unanimously approved by all:

1. Support for RCA's
2. Requesting how infrastructure limitations were taken into account
3. Remove any obligation for Planning Areas 4 &5

b.) Master Plan update, Brittany Ashman

Ms Ashman reported that the second Master Plan meeting for Arts & Historical Resources on June 30, 2014, at Thompson Park, had great attendance and input. She thanked Freeholder Director Burry for her attendance, participation and support. Ms Ashman apprised Board members of upcoming Working Group meetings and staff responsibilities concerning the Master Plan, as well as online information available for the public.

c.) Planning Merit Awards, Linda Brennen

Ms Brennen referenced the draft Planning Merit Awards Call for Nominations which was in the Board packets. Community Resiliency and the impact of Superstorm Sandy or Hurricane Irene on the project area were added this year. The deadline for applications has been extended to September 15, 2014. Freeholder Director Burry complimented Ms Brennen on the document and all agreed that it was complete for distribution.

d.) CRS Update, Joe Barris

Mr. Barris noted that Board members had copies of the six brochures that will be at the OEM table at the County Fair. The ISO certification officer has confirmed that the brochures meet criteria for CRS credits. The brochures will also be online and towns can use them even after the Fair to receive CRS credits. The next quarterly meeting for CRS will be on Thursday, 10:00AM, hosted by Atlantic Highlands.

10) NEW BUSINESS

(a,b & d previously completed)

c.) Coastal Zone Management and Coastal Permit Program Rules Proposed Amendments, Mary Ellen Scott, Linda Brennen

Ms Scott summarized her assessment of the approximately 1,000 pages of documents she reviewed. In the aftermath of Superstorm Sandy, NJDEP began the process of amending the

coastal rules to facilitate appropriate rebuilding and restoration of natural resources. In the June 2, 2014 New Jersey Register, NJDEP published a proposal to consolidate the two coastal rules into one. Three public hearings were held and the 60-day public comment period is scheduled to end August 1, 2014. (Attached hereto is the document Ms Scott created and presented to the Board members.) There are 13 items under the Summary of Key Changes and 3 specific issues Ms Scott highlighted for comments. The comments are:

1. N.J.A.C. 7:7-6.29 General Permit 29-dredging and management of material from a marina deposited as a result of a storm event for which the Governor declared a State of emergency.

Comment: Adding an acceptable timeframe for NJDEP to make Acceptable Use Determination (AUD) decisions and the ability for county and municipal review would strengthen the proposal.

2. N.J.A.C. 7:7-16.12 Traffic

Comment: Monmouth County is in favor of eliminating the requirement to also have NJDOT review where a coastal development affects traffic on a county road.

3. N.J.A.C. 7:7-18.2 Additional requirements applicable to conservation restriction for mitigation areas.

Comment: Specify that the landowner must notify the county and municipality of the conservation restriction.

Mr. Casagrande questioned the location of the previously used dredge areas and how sites are created for spoils. Upon discussion between Board members and Staff, it was decided a letter would be sent to NJDEP with the three comments Ms Scott addressed, along with the addition of requesting a list of the known dredge sites. Charles Casagrande motioned, James Giannell seconded and all in attendance approved said letter to be sent from Planning Division Staff to NJDEP.

11) EXECUTIVE STAFF REPORT

Mr. Casagrande thanked Mr. Ettore and the Freeholders for completing the New Bedford Road bridge project in Wall Township in just three weeks. Mr. Ettore stated that it was the Freeholders' foresight in approving an "on call" contract which allowed the project to move quickly and utilize outside and in-house forces.

Freeholder DiMasio announced that the State closed Holmdel Road near the hospital today for the overpass project. She hopes they will bring the project in ahead of schedule as the County did in Wall Township.

Mr. Sampson thanked Mary Ellen Scott for her comprehensive review and excellent work on the Coastal Zone Management and Coastal Permit Program Rules Proposed Amendments. He also thanked Mr. Barris, Ms Brennen, Ms Kirby, Ms Ashman, Ms Denton and Chairman Domidion for their leadership concerning the Master Plan and is certain we will produce an excellent product.

Mr. Sampson thanked the representatives from Sustainable Jersey and Clean Ocean Action for their presentations. He feels there is considerable potential for partnering with Monmouth County and various municipalities and many of the initiatives are already being implemented. Discussion needs to be held with County Administration and the Board of Chosen Freeholders to determine the extent of County involvement.

Mr. Sampson reported that the proposed Bradley Cove project with Green Acres has been supported by the Board of Chosen Freeholders. The Park System and Division of Planning were

asked by Freeholder Director Burry to provide support letters. Freeholder Director was very pleased with the Planning Division's letter drafted by Ms Brennen. She conveyed that it is important that the project start at the municipal level. The Freeholders are supportive of the project with Asbury Park taking the lead.

12) PUBLIC COMMENTS

Mr. Giannell expressed concern with some of the action items on the Sustainable Jersey brochure. If the County is to partner with Sustainable Jersey, he felt further clarification is needed. Mr. Barris assured that it is a voluntary program and not a County project. The County would be assisting municipal Green Teams to facilitate programs in the same manner Monmouth County assists MoCo or the CRS program. Monmouth County is not looking to take charge as Somerset County has done. Discussion ensued between Board members, Staff and Mr. Greenspan in the audience and fears were laid to rest and positive aspects cited. Mr. Barris stated there is no one model for the "hub concept"-it is what we choose to make it and right now we are looking to facilitate conversation amongst our municipalities.

13) ADJOURNMENT

At 3:49PM Jim Giannell motioned and Freeholder Dimaso seconded to adjourn the meeting. All were in favor. Chairman Domidion adjourned the meeting.