

**MINUTES
MONMOUTH COUNTY PLANNING BOARD MEETING**

**Monday, October 21, 2013
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 2:01PM.

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, Nancy Grbelja, Paul Kiernan,
James Giannell, Charles Casagrande, Joseph Ettore,
Freeholder DiMaso, Freeholder Burry
Alternates Present: Craig Marshall
Also Present: Mark Aikins, Esq., Edward Sampson, Joe Barris, Debbie Luby
Members Absent: James Stuart

5) CHAIRMAN'S REPORT

Chairman Domidion thanked the large crowd in attendance for the Mater Plan Presentation and announced that he was pleased and proud that the Master Plan was being done "in house" entirely by Monmouth County Planning Board staff members.

Freeholder Burry stated that for a number of years during her tenure on the Planning Board, discussion ensued regarding updating the Master Plan but it was never financially possible. The Staff and Chairman have proven that it could be done and she complimented them on an exceptional job.

Nancy Grebelja also commended the Staff concerning the Master Plan and thanked them for taking the initiative and producing a great product.

6) MEETING MINUTES

Freeholder DiMaso offered a motion to accept the minutes of the September 16, 2013 meeting and was seconded by Paul Kiernan. Minutes were approved by unanimous vote.

7) CORRESPONDENCE

None to report.

8) COMMITTEE REPORTS

a) Development Review Committee

Chairman Domidion announced that minutes are available for review for the following:

- Schedules 1186 A, B, C, D and E from the Monday, August 26, 2013 meeting.
- Schedules 1187 A, B, C, D and E from the Monday, September 9, 2013 meeting.
- Schedules 1188, A, B, C, D and E from the Monday, September 23, 2013 meeting.

b) Monmouth County Agricultural Development Board update, Harriet Honigfeld

1) Vacarro Property, Millstone

Ms Honigfeld reported that the Board formally dismissed a complaint for lack of jurisdiction. The landowner did not submit required proof of income to verify that the farm currently meets the commercial farm income threshold. The jurisdiction is now with the municipality and the Department of Agriculture.

2) Seven Bridges Winery, Little Silver- right to farm hearing

Ms Honigfeld reported that the following were the Board's decisions:

- a) took jurisdiction
- b) adopted a SSAMP for the proposed wine tasting room
- c) FADC clarified some advice related to income jurisdiction issue

At the November Ag meeting, the farm owner is to provide more proof. The Board will be reopening testimony for the income issue. This is important because the property is no longer explicitly zoned for agriculture:

Mr. Giannell asked Ms Honigfeld if a property has to go to Site Plan Committee if it is located on a County road.

Ms Honigfeld stated that it was a condition of their approval regarding ingress & egress. She stated that Vince Cardone, of our Engineering Department has done some preliminary work and will be coming before the Ag Board.

9) OLD BUSINESS

Master Plan Presentation

Introduction: Edward Sampson, Director of Planning

This is 3rd Monmouth County Master Plan. The 1st was in 1969, the 2nd in 1982.

A lot has changed in 30 years in Monmouth County-suburban growth has stabilized, the former Bell Labs property is going to have mixed use, Fort Monmouth is closing.

Vincent, Domidion, Chairman

1982 Growth Management Guide is the current Master Plan, and much is still very valid and current. We are now marking the transition from a 60 year era of mass-suburbanization, pivoting to re-development, revitalization and re-discovery.

The Master Plan will be done in 3 forms:

1. Hard Copy form-adopted after a public hearing

2. Online form in permanent draft that will constantly be updated
3. Graphic form- maps, photos, charts enriched with additional graphic content with a voice-over

Meghan Leavey, Strategic & Economic Planner

Draft Vision Statement will be put online on Wednesday, after the second presentation.

The plan consists of:

Goal- the broad overall outcome

Principle-your guiding idea (value)

Objectives-what you use to get there (effort you put forth)

Joe Barris, Assistant Planning Director

We are going to have a historic content. He will be looking at 1950's-1970, and Meghan Leavey will be reviewing 1970's- present.

Once we look at how we got to where we are, we need to look at trends, what will be working either with us, or against us, and how we get to our vision.

Rather than just be a passive observer of the future, we want to participate in what we want to become of the County.

Annual profile report, data and demographic analysis that is updated annually, is going to be incorporated and made integral to the report and therefore the Master Plan will always have current data.

Current trends were presented-housing trends, farming and energy trends.

Laura Kirby, Strategic & Economic Planner

Author of the annual Monmouth County profile report.

Presented demographic figures and trends.

Anthony Gamallo, Transportation Planner

Discussed transportation mobility and impact on open space, cultural and historic resources.

Edward Sampson, Director of Planning

In the next year we will be:

Coordinating with other county departments, state agencies and municipalities.

Coordination and communication will be essential.

Public input is very important.

Working groups will be started early next year.

The goal is to have the Master Plan completed by December, 2014.

Comments can be submitted to the Web page and e-mail at:

planning@co.monmouth.nj.us

Vincent Domidion, Chairman

Opened the floor to the public for comment.
Seeing none, closed the floor to public comments.

Short recess to allow members of the public to leave was moved by Freeholder DiMaso and seconded by Mr. Kiernan at 2:50PM. All were in favor.

2:55PM Board reconvened. Roll call vote was taken and all members were present.

10) NEW BUSINESS

None

11) EXECUTIVE STAFF REPORT

Mr. Sampson reported that Downtown Freehold was named a "Great Place in NJ" by the NJ American Planning Assoc. Chapters Award Program
Meghan and Joe prepared application.
Westfield and Montclair were the other two towns named.
On Saturday, October 26, 2013, there will be a 2 hour walking tour of Freehold Borough, Beginning at 10:00AM, at the Hall of Records.

Ann Marie Falkowski, was hired as replacement-Geographic Information Specialist 3
She was a former summer intern.

Advertising has begun for an Assistant Planner for vacancy which occurred in July, 2013.

12) PUBLIC COMMENTS

None

Prior to adjourning, Mr. Casagrande asked for clarification, as to what would be covered at tomorrow night's meeting at the Ag Building. Chairman Domidion stated that it was the exact same presentation that was just viewed, which is being made available in the evening for people unable to attend a daytime meeting.

13) ADJOURNMENT

Mr. Giannell motioned to adjourn the meeting, seconded by Freeholder Burry. All were in favor. Chairman Domidion adjourned the meeting at 3:00PM.