

**MINUTES**  
**MONMOUTH COUNTY PLANNING BOARD MEETING**  
**Monday, November 18, 2013**  
**2:00PM**

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

**1) CALL TO ORDER**

Chairman Domidion called the meeting to order at 2:05PM.

**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, Paul Kiernan, James Giannell, Charles Casagrande, James Stuart, Joseph Ettore, Freeholder DiMaso, Freeholder Burry

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

Members Absent: Nancy Grebelja

**5) CHAIRMAN'S REPORT**

Chairman Domidion included in the handout packets to the Board Members, an article on hydrogen vs. electric cars. Article is for information purposes only, to be mindful of new technologies as they emerge and whether we have the infrastructures in place to support them.

Mr. Giannell asked if the Chairman attended the Rutgers meeting concerning Affordable Housing. Chairman Domidion did not, but stated it is an issue he would be following.

**6) MEETING MINUTES**

Mr. Kiernan offered a motion to accept the minutes of the October 21, 2013 meeting and was seconded by Freeholder Burry. Minutes were approved by all in attendance, except Mr. Stuart, who abstained.

**7) CORRESPONDENCE**

Chairman Domidion sent a letter on behalf of the Planning Board on October 1, 2013, to Jennifer T. Nersesian, Superintendent of Gateway National Recreation Area concerning the 2013 Draft General Management Plan & EIS Review, Gateway National Recreation Area, as discussed at the September 16, 2013 Monmouth County Planning Board meeting.

Chairman Domidion also complimented Freeholder Burry for her letter in the Asbury Park Press. Freeholder Burry stated that Sandy Hook is a great natural resource location. The

properties cannot be purchased, but leases will be accepted for up to 60 years, with a December 16, 2013 deadline to get interest in.

## **8) COMMITTEE REPORTS**

### a) Development Review Committee

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

- Schedules 1189 A, B, C, D and E from the Tuesday, October 15, 2013 meeting
- Schedules 1190 A, B, C, D and E from the Monday, October 28, 2013 meeting
- Alternate Meeting of Monday, October 21, 2013

### b) Monmouth County Agricultural Development Board Update, Harriet Honigfeld No Report- MS. Honigfeld was not in attendance.

### c) Transportation Council Update, Anthony Gamallo

Mr. Gamallo reported that the first Stakeholder Group Meeting was held with NJ Transit on Thursday, November 14, 2013. There is concern going forward for better data on bus ridership in Monmouth County. New Jersey Transit is in the process of doing surveys and will keep Mr. Gamallo informed as data becomes available.

The MC Transportation Council has requested that Chairman Domidion attend their February, 2014 meeting and the Chairman is calendaring it.

North Jersey Transportation Planning Authority (NJTPA) has a Local Government Capacity Grant Program, fully funded at \$100,000. Mr. Gamallo reported that our Transportation Division, along with our Engineering Department and Economic Development have been working for the past year on a Bus Rapid Transit Feasibility Study. Currently, we are in the consultant selection phase, which is done by NJTPA.

Freeholder Burry asked if there was a correlation between the Rapid Transit Study and a meeting that had taken place in Senator Beck's office with Freehold Borough residents seeking transportation to the Matawan Train Station. Mr. Gamallo stated that the Rapid Transit Study was not replacing the MOM study, and was not limited to just the Route 9 corridor.

Mr. Kiernan asked why Marlboro and Matawan are being told to take down their bus stop kiosks. Mr. Ettore responded that it is a DOT issue and the current structures never received DOT approval. Towns are responsible for relocating the shelters.

## **9) OLD BUSINESS**

### a) Master Plan Update

Mr. Barris reported that Planning Department is being proactive in holding stakeholder meetings to better assess current needs and projects in preparing a Master Plan, rather than being reactionary. He stated that the historic Planning Timeline that was provided to the Board Members is proposed to go up on the County website. Prior to any information being posted on the website, he would like the Board's approval and comments.

b) Community Development Update, Sharon Rafter

Community Development Staff recently completed their one year user plan to HUD, for 2014. In October, the Freeholder's approval was received. Submission is pending legal approval of a comment received from the Fair Share Housing Center. A draft copy of the plan is currently available on the Monmouth County website.

c) Wastewater Management Plan (WMP) Update, Linda Brennen

Ms Brennen reported there are two recent developments that will affect how we handle Wastewater Management Planning going forward:

- 1) PL 2011, Chapter 203 allowed designated planning agencies to bifurcate the future wastewater service area map from their wastewater management plan text for more rapid adoption. It also allowed for site specific amendments to the adopted maps. This law has a sunset date of January 16, 2014. NJDEP representatives said no new amendments will be considered under Chapter 203 that they feel cannot be adopted prior to the expiration date. Rumors have circulated that a bill will be introduced to extend the expiration date, however nothing has been introduced yet and time is running out in the current legislative session.
- 2) At the County Wastewater Management Plan Coordinators meeting that was held on November 6, 2013 (first time in a year) Ray Cantor of NJDEP stated that they are working on new WMP rules. He offered the group the opportunity to meet with the rule writers in January to discuss the pros and cons of the existing rules. The WMP Coordinators have begun a united effort to hold NJDEP to that offer. Issues include:
  - a) Requiring all municipalities to adopt riparian and steep slope ordinances in order to have sewer service within their borders. Many of our municipalities have said they would not adopt these ordinances.
  - b) DEPs random application of their environmental sensitive lands regulations (omitting wetlands from sewer service area that are smaller than the 25 acres the rules state).
  - c) DEP requiring habitat suitability assessments at the countywide planning stage rather than at site specific development.

An Amendment was applied for from our Wastewater Management Plan by the 33 Associated Riverside Center Project in Millstone Township, to discharge 19,999 gal/day. ARC adopted on February 13, 2013.

Planning Board adopted Resolution 13-7 on February 19, 2013.

November 6, 2013, notice of adoption was published in the New Jersey Register.

A draft Resolution of Consent has been prepared for the Freeholders to consider at their next meeting on November 26, 2013.

Chairman Domidion asked Ms Brennen what happens if we get to January 16, 2014 and there is no extension of law that allows us to have the maps separate?

Answer: We are back to where we were in 2008.

Mr. Barris asked if the maps would stay in place, but the rules would be different?

Answer: Not completely clear and DEP could not answer a lot of the questions that were asked.

Discussion ensued by the Board with consensus that it is not fair to the public and questions as to whether it was federally driven under the Clean Water Act. Ms Brennen stated that we can't re-write the text by January 16, 2014 and there will be no grandfathering, so recommended course of action is to have the new rules adopted with rules we know we can live with. Freeholder Di Maso stated that "one size does not fit all" and must be made evident to the DEP concerning their draft ordinances.

## **10) NEW BUSINESS**

(Agenda items b & c were discussed first, as they were Ms Brennen's items.)

### **b) Planning Merit Awards, Linda Brennen**

Ms Brennen stated that the Merit Award Committee met prior to the Planning Board meeting. Two applications were reviewed: Monmouth Conservation Foundation and Monmouth University's New Residence Hall. The Committee is recommending Monmouth Conservation Foundation for their over 35 years of leadership in environmental conservation. The Foundation has assisted government entities in preserving over 6,500 acres of land. As an example, in 2012, they had 5 projects that preserved over 2,000 acres in and around Monmouth County. Mr. Giannell motioned that the 2013 Merit Award be presented to the Monmouth Conservation Foundation, Freeholder DiMaso seconded and the motion passed unanimously. The Foundation will be notified and asked to be present at the December 16, 2013 Planning Board meeting to accept the award.

### **c) County Energy Plan, Linda Brennen**

Ms Brennen reported that currently we are preparing the 1, 5 and 10 year County list. In working with other departments-Buildings & Grounds, Engineering, Parks & Recreation, we have put together a Short list (projects to be completed in 2014); Short-Medium list (projects to be completed in 2015-2016); Medium list (projects to be completed in 2017-2019); Long Term (projects with estimated completion of 2024).

In the end we will divide it into 1, 5 and 10 year terms. We are looking at: research, possible policy changes, grants, retro-fits to buildings and education and outreach. Also looking at: Who will be the lead agency? What funding is available?

The idea is to have this reviewed annually and updated with the departments as needed. The draft projects were then presented on the projection screen for each term list, with estimated completion date, category, lead division and funding source.

The solar powered traffic signals, a project under the Long term list, sparked a discussion between Mr. Ettore and the Board Members. Mr. Ettore explained a pilot program that is going on now. Challenges have been the life of the batteries and the size of solar panels needed and where they can be placed in intersections. The panels are especially difficult to place in tight urban intersections. Mr. Ettore stated that based on his County Engineer Association meetings, Monmouth County is still in the forefront of researching this new technology.

Ms Brennen stated that the intent is to adopt the new Energy Plan after the first of the year.

Mr. Sampson wanted the Board to be aware that Freeholder Rich has been a strong advocate of the Energy Plan and basically revived the Greenhouse Gas Committee and has a few different committees meeting regularly that are making considerable progress.

Chairman Domidion asked if the Energy Plan should be an element to the new Master Plan? Answer from Ms Brennan: She is waiting for the answer from Freeholder Rich's office, but it will probably be the case.

a) Planning Website, Meghan Leavey

For the past year, Ms Leavey has been in charge of refreshing our county website and has been working with Public Information to keep our information relevant.

She displayed the Planning Board website on the projection screen and discussed highlights:

- There are tabs for current projects and Superstorm Sandy recovery assistance information.
- A Community Rating System which is part of the National Flood Insurance Program, has been developed. We have been working with the Office of Emergency Management and some of our municipalities that are in this program.
- There is a Master Plan page that we are constantly adding information to and the public can ask us questions through this page.
- County Growth Management Guide tab with associated reports.
- The County Planning Board has its own web page.
- Committee pages.
- Link to the calendar.
- Special reports and projects.

Chairman Domidion thanked Ms Leavey for her work on the website and congratulated her on the advancements she has made.

## **11) EXECUTIVE STAFF REPORT**

Mr. Sampson reminded the Board that the December 16, 2013 meeting would be at 11:00AM, with the annual holiday luncheon following the meeting.

## **12) PUBLIC COMMENTS**

None

## **12) ADJOURNMENT**

Mr. Giannell motioned to adjourn the meeting, seconded by Mr. Casagrande. All were in favor. Chairman Domidion adjourned the meeting at 3:15PM.

