

**MEETING MINUTES**

**TOWNSHIP OF OCEAN**  
**Environmental Commission**  
March 04, 2024 – 5:00 PM

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL

Donald Lippincott	<u>  X  </u>
Thomas Leaming	<u>  X  </u>
Richard Lipman	<u>  X  </u>
Lorraine Flohr	<u>  X  </u>
Kenneth Fekete	<u>  X  </u>
John Lane	<u>  X  </u>
Diane B. Ambrosio	<u> Absent </u>
Alt #1 Jack Henderson	<u> Absent </u>
Alt #2 Robert Knowles	<u>  X  </u>

**OPEN PUBLIC MEETING ACT** – PURSUANT TO THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING WAS PROPERLY PROVIDED BY SENDING COPIES OF THE NOTICE OF MEETING TO TWO NEWSPAPERS, THE ASBURY PARK PRESS AND THE PRESS OF ATLANTIC CITY. THE NOTICE WAS POSTED AT THE OFFICE OF THE TOWNSHIP CLERK AND ON THE BULLETIN BOARD OF THE ADMINISTRATION BUILDING.

**REGULAR MEETING**

Approval of the Meeting Minutes: January 22, 2024

Thomas Leaming made a motion to approve the meeting minutes, from the January 22, 2024, meeting. The motion was seconded by Robert Knowles.

Donald Lippincott	<u>  X  </u>
Thomas Leaming	<u>  X  </u>
Richard Lipman	<u> Abstain </u>
Lorraine Flohr	<u>  X  </u>
Kenneth Fekete	<u> Abstain </u>
John Lane	<u>  X  </u>
Diane B. Ambrosio	<u> Absent </u>
Alt #1 Jack Henderson	<u> Absent </u>
Alt #2 Robert Knowles	<u>  X  </u>

## 1. Correspondence

Secretary Bonfonti discussed that the correspondence the Environmental Commission received prior to today's meeting was listed on the agenda in detail and is available to be reviewed at the Clerk's office in Town Hall. Secretary Bonfonti discussed that if any member is interested in viewing any item of correspondence, they are welcome to do so. Secretary Bonfonti discussed that the correspondence received was a legal notification for application for Authorization under Coastal General Permit 30 as the applicant was seeking NJDEP approval to farm shellfish on leases issued by the NJDEP Bureau of Shellfisheries, located in the Barnegat Bay.

## 2. Old Business

Ken Fekete discussed the Code Book, and the possibility of changing the Ordinance regarding the election of the Chairperson for the Environmental Commission.

The Environmental Commission discussed the redevelopment plans for the townhomes being built on Route 9, known as Ocean Isle.

Chairperson Lippincott discussed the project is going to be 102 townhomes.

Ken Fekete inquired as to what an estimate for the taxes might be on this project.

John Lane discussed that typically this type of construction results in an even exchange as the residents of the new townhomes will pay taxes, but the new townhomes will also require more coverage from emergency services.

Chairperson Lippincott discussed typically when retail is included it usually provides a nice tax rate for the township.

Chairperson Lippincott discussed that he believes they won't have an official ratable until the townhomes are completely built, and it is determined how much the townhomes will sell for.

Tom Leaming inquired if there are retaining ponds in the back of the development.

Chairperson Lippincott discussed there are retaining ponds, and barriers to prevent any dangers to children.

Chairperson Lippincott discussed he believes there are also going to be storage units available for the townhome residents on the property, as well.

The Environmental Commission began an initial conversation about the Planning Board plans provided for 54 Main St., and 123 Wells Mills Rd.

Chairperson Lippincott discussed that the Environmental Commission's role in the process of reviewing plans for the Planning Board is to act in an advisory position and make any recommendations to the Planning Board regarding the environmental factors of the plans.

The plans provided by the Planning Board for 54 Main St., and 123 Wells Mills Rd, will be reviewed by the Environmental Commission at the April 1<sup>st</sup> meeting ahead of the Planning Board meeting on April 4, 2024.

Robert Knowles inquired if the original fence requirements, including natural fence requirements, would be changing as the Ocean Isle Redevelopment plans did not mention it.

Mayor Lydia Dodd discussed that when the requirements were decided upon for the Ocean Isle project it was discussed between the architects for all the parties involved to ensure everything meets the Township's requirements.

John Lane discussed holding a clean-up of the woods, and the bayfront.

Chairperson Lippincott discussed that there are parts of the Rail Trail which could also greatly benefit from being cleaned up.

Tom Leaming discussed that if the clean-up of the woods could be timed correctly then it could coincide with the Town Wide Clean Up.

3. New Business

No new business.

Motion to Open for Public Comment:

No public was present at this meeting.

Motion to Adjourn

Robert Knowles motioned to close the meeting, seconded by Tom Leaming.

All in Favor:  Opposed

Meeting Dates 2024 – 5:00 pm

April 1  
April 29  
June 3  
September 3  
September 30  
November 4  
December 2

Signed and Submitted:

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Amanda Bonfonti, Secretary  
Environmental Commission

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Date