

TOWNSHIP OF OCEAN
PLANNING BOARD
REGULAR MEETING
September 4, 2008

Meeting began at 7:31 PM

Pledge of Allegiance

STATEMENT: Pursuant to the provisions of the New Jersey Open Public Meetings Act, sending copies of the notice of the meeting properly provided adequate notice of the meeting to the Times-Beacon and the Atlantic City Press. Notice was posted on the bulletin board in the Administration Building.

The meeting of the Ocean Township Planning Board was held on the above date and time; Chairman Anepete presided and called the meeting to order.

ROLL CALL

Members Present: Vincent Anepete Rita Sweeney Craig James
Ralph Avellino Dennis Tredy
James Eckert Gordon VonSchmidt

Members Absent: Robert Knowles, Daniel VanPelt, Richard Reilly, Lee Eagles were absent.

Chairman Anepete asked for a motion to approve the minutes of the August 7, 2008 regular meeting. Dennis Tredy made a motion to approve. Rita Sweeney seconded the motion. All in favor: (aye) Tredy, Sweeney, Avellino, VonSchmidt, James, Anepete.

Chairman Anepete asked for a motion to approve the vouchers. Dennis Tredy made a motion to approve. Ralph Avellino seconded the motion. All in favor: (aye) Tredy, Avellino, Eckert, Sweeney, VonSchmidt, James, Anepete.

BOARD COMMENTS

Chairman Anepete updated the board that the Ordinance Sub-Committee had finished its work on the Tree Ordinance and it was forwarded to Mr. McVicar for his review. Mr. McVicar did not receive the email that the secretary sent. Secretary will send again.

Mr. Avellino asked the question when an applicant comes before the Redevelopment Entity, do they have to notice a 200' list? Mr. Yost said he would have to pose that question to Mr. McGuckin. Mr. Avellino further explained that if there is no one in the public except the visitors from the Planning Board and the Planning Board is not suppose to offer comment or testimony, then there is no one there to voice their opinion one way or the other if no one is noticed.

Chairman Anepete explained that the Planning Boards position is, although attending the Redevelopment meetings, should not be asking questions or giving testimony because these applicants might still come before the Planning Board.

Chairman Anepete said the meetings are advertised. Perhaps the question should be posed to Greg McGuckin whether notice is required. If it isn't required, it should possibly be made a requirement. Public would have to check on the website right now or read the notice in the paper.

Mr. Tredy added that when a project of such magnitude comes before a small town that has never faced these types of issues before, the Township Committee should take it upon themselves whether it is required or not to make an extra effort to let it be known, especially when the outcome of certain building projects such as the one Mr. Avellino spoke about – apartments – in the short run would definitely effect the town's taxes.

Mr. Yost took Mr. Avellino's question as whether it is required or not. Whether it's a good idea.

Chairman Anepete suggested that the secretary make an inquiry to the Township Committee in letter form. The Planning Board's concern is that when a large project is coming before the Redevelopment Entity, would it be possible for a local citizen to be notified – specifically residents with 200' of the project who would be directly impacted.

Chairman Anepete said that it's on the agenda, the agenda is posted in the municipal building and the meeting is advertised on the municipal calendar. Legally I think they are covered, but philosophically they should reach out to the public to make them aware.

OLD BUSINESS

Resolution No. 19-08-PB for Mackres Family, LLC., Block 41, Lots 37 and 39.01, Minor Subdivison, Docket No. 03-08-PB.

Chairman Anepete asked for a motion to approve the Resolution. Mr. Tredy made a motion to approve Resolution No. 19-08-PB. Mrs. Sweeney seconded the motion. All in favor (aye): Tredy, Sweeney, Avellino, VonSchmidt, James, Anepete.

Iszari Development, Block 62, Lot 4.02, Docket No. 02-08-PB, Amended Site Plan carried from July 3, 2008 meeting.

Chairman Anepete acknowledged the letter from Mr. Ronald Bennardo, attorney for the applicant, they are not present again this evening. It appears that the tenant is stalling or not interested. Chairman Anepete asked for board discussion.

Mr. Avellino felt that the application should not be carried again.

Mr. Yost said it's just a matter of the board's discretion. Reading between the lines and from what Mr. Bennardo had said last time he was here, it appears the applicant has lost their tenant. At some point to keep carrying becomes unreasonable, but it depends on the board's discretion.

Mr. Tredy felt that since the agenda is light right now, he doesn't see any harm in carrying until next month.

Mr. James felt that the applicant has had plenty of time to present their case and they are stalling.

Mr. Eckert felt there is no harm in carrying it and made a motion to carry to the October 2, 2008 meeting.

Mrs. Sweeney felt we should carry it.

Mr. VonSchmidt said he understands the board members concerns, but since the schedule is light, he sees no reason why it cannot be carried until next month's meeting.

Chairman Anepete acknowledged Mr. Eckert's motion to carry. Mr. Tredy seconded the motion. All in favor: (aye) Eckert, Tredy, Avellino, Sweeney, VonSchmidt, James, Anepete.

NEW BUSINESS

None.

PUBLIC COMMENT

Open and close.

Motion adjourn was made by Mr. Eckert and seconded by Mr. Tredy. All in favor: (aye).

Meeting ended at 7:48 PM.

Respectfully submitted by:

Beth Laramee