

TOWNSHIP OF OCEAN  
PLANNING BOARD  
REGULAR MEETING  
July 3, 2012

Meeting began at 7:00 PM

The meeting of the Ocean Township Planning Board was held on the above date and time. The meeting was called to order by Vice-Chairman Sneddon.

**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 Asbury Park Press and the Atlantic City Press. Notice was posted on the bulletin board in the Administration Building.

**ROLL CALL**

Members Present:   Avellino                   Sweeney       Petrosilli  
                          Bonamassa           Tredy         Collamer  
                          Sneddon             Wetter

Members Absent:   Anepete, Eckert, Shapiro

Professionals present: Steve Yost, Jim Oris and Scott Taylor

Vice-Chairman Sneddon asked for a motion to take action on the minutes of the Regular Meeting of June 7, 2012. Mr. Avellino made the motion to approve the minutes. Mr. Petrosilli seconded the motion. Roll Call: (aye) Avellino, Petrosilli, Bonamassa, Sweeney, Sneddon.

Vice-Chairman Sneddon asked for a motion to take action on the voucher list. Mr. Petrosilli made the motion to approve the vouchers. Mr. Bonamassa seconded the motion. Roll Call: (aye) Petrosilli, Bonamassa, Avellino, Sweeney, Tredy, Wetter, Collamer, Sneddon.

Correspondence is available in the board office for anyone wishing to view.

**BOARD COMMENTS**

Topics from the professionals. In lieu of a presentation tonight, Mr. Taylor's firm prepared a variety of topics that were passed out to the members. Members should check off what they would like to discuss at future meetings and return through the secretary.

Mr. Yost spoke on Courtesy Reviews and how they work. It is one branch of government coming before another branch. Under the Land Use Law we do not have the authority to require changes. Any board member or professional can comment, but no formal action is taken.

Courtesy Review presented by Mr. John Burgdorfer with BLDG Architecture, Township Architects. The township has asked for two small additions to the municipal building. One is an Emergency Management Meeting area that is off of the police department. The second is a meeting room, office and break room. 11x17's plans were passed out by Mr. Burgdorfer for review. 740 SF will be placed at the front of the police building. Its purpose is to be a large meeting area in case there is an emergency. The security vestibule has been increased to allow direct access to the meeting area. It allows the police vestibule to be increased in size

as well. The direction of the roof will be changed to be a gable roof. That allowed for a handicap ramp to get to the police building. File storage and a bathroom will also be provided with this addition. A band of brick will be run around the exterior of the addition to match with siding above. A 560 SF addition will be constructed by filling in a portion of the currently fenced in area (bike storage). About 16 feet will be filled in. The brick and roof lines will be continued on the exterior of the building. A decorative gate will be installed in the area that is left between the police area and the new addition. The entire area didn't need to be used and there are quite a bit of mechanicals on the police wall and the idea is to leave the mechanicals accessible without having to relocate them which could have been problematic. It also helps with light and ventilation. Mr. Oris pointed out to the board the building additions stay within the confines of the outside walls. The building is not being pushed out, the additions are minor in nature and will not require any additional parking. There are no site plan issues. Mr. Burgdorfer agreed. Mr. Petrosilli inquired about the parking spaces on the westerly side of the building. The addition is only increasing to the sidewalk area. The handicap parking is being pulled into the grass area, so that parking would be changed, but no other curbing or parking will be disturbed. Mr. Avellino inquired about the handicap parking and the cost. Preliminary cost estimates are being worked on now. Mayor Tredy added nothing has gone out for bid yet. There is a grant for most of the Emergency Management addition and the office addition is just necessary. It will not impact the tax levy on the township because it has been pre-planned. The additional space is needed. Mr. Collamer asked about upgrades to the mechanical systems. Mr. Burgdorfer has not had his mechanical engineers to the building yet but feels the rooms being created are small enough to hopefully tie into the existing system. Vice-Chairman thanked Mr. Burgdorfer for his presentation and the Mr. Burgdorfer thanked the board. Mr. Taylor spoke that the one handicap accessible space may need to be shifted. A second spot may have to be stripped. Exterior lighting proposed would be to illuminate the new entryway. Mr. Taylor feels a great job was done on the addition. It's simple and clean and the gable roof looks very nice. Mr. Taylor discussed lighting and signage. The police department sign is internally lit now.

## **OLD BUSINESS**

Resolution No. 10-12-PB Russomanno – Block 41, Lot 38.02, Waiver of Site Plan, Change of Use, Docket No. 03-12-PB. A motion to approve was made by Mr. Petrosilli, seconded by Mrs. Sweeney. Roll call: (aye) Petrosilli, Sweeney, Bonamassa, Tredy, Wetter, Collamer, Sneddon. Abstain: Avellino.

Resolution No. 11-12-PB Ballance/Collamer Minor Subdivision, Block 52.01, Lot 23.01, Docket No. 02-12-PB. Mr. Avellino made the motion to approved, seconded by Mr. Bonamassa. Roll call: (aye) Avellino, Bonamassa, Sweeney, Petrosilli, Sneddon.

## **NEW BUSINESS**

Mr. Yost spoke that Mr. Hyer sent a letter to the board secretary and called Mr. Yost that they wish to be withdrawn from the agenda. During the review process it was determined by our professionals that there were three variances required and they had only noticed for two. Since notice is jurisdictional for the board to act, we would not have been able to take any action on the application. The applicant requested that they be withdrawn from the agenda. They will re-notice for next month.

## **PUBLIC COMMENT OPEN**

Seeing none.

A motion to close to the public was made by Mrs. Sweeney, seconded by Deputy Mayor Wetter. All in favor: (aye).

## **PUBLIC COMMENT CLOSED**

**RESOLUTION 12-12** authorizing to the board to retire into Closed Session was read into the record by the secretary.

Motion to retire into Closed Session was made by Mr. Petrosilli, seconded by Mr. Avellino. All in favor: (aye).

**CLOSED SESSION**

**OPEN SESSION**

The board spoke in general regarding classifications of minor and major site plans.

A motion to adjourn was made by Mr. Avellino, seconded by Deputy Mayor Wetter. All in favor: (aye).

Meeting adjourned at 7:55 PM.

Respectfully submitted,

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Beth O'Connor  
Secretary