

Planning Board Meeting 2-6-2014

**TOWNSHIP OF OCEAN
Planning Board
Meeting
February 6, 2014**

7:00 P.M.

Pledge of Allegiance

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

The regular meeting of the Planning Board was held on the above date and time; Chairman Sneddon called the meeting to order.

ROLL CALL

Members Present	Ralph Avellino	Daniel Collamer	Aaron Shapiro
	William Sneddon	Rita Sweeney	Dennis Tredy
	Tina Wetter	John Petrosilli	

Member Absent: Nick Bonamassa, James Eckert

Professionals Present: Steve Yost, Patrick Jeffrey and Scott Taylor

Chairman Sneddon asked if there were any amendments, or discussion on the minutes of the Reorganization Planning Board meeting of January 7, 2014.

Motion was made by Aaron Shapiro to approve the minutes and seconded by Ralph Avellino. Roll Call (Ayes) Shapiro, Avellino, Collamer, Sweeney, Tredy, Wetter, Petrosilli and Sneddon.

Chairman Sneddon asked if there were any amendments, or discussion on the minutes of the Regular Planning Board meeting of January 7, 2014.

Motion was made by Rita Sweeney and seconded by John Petrosilli. Roll Call (Ayes) Sweeney, Petrosilli, Avellino, Collamer, Shapiro, Tredy, Wetter, and Sneddon.

Chairman asked if there was a motion to approve the vouchers for payment. Ralph Avellino made a motion to approve and Aaron Shapiro seconded it. Roll Call (Ayes) Avellino, Shapiro, Collamer, Sweeney, Tredy, Wetter, Petrosilli, and Sneddon.

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CORRESPONDENCE

Memo from Environmental Commission re: MBI Development (Willows) was read into the Record. No environmental issues with the project.

RESOLUTIONS

Resolution No 2014-1-PB

Professionals for 2014 in following Resolutions:

2014-2-PB

2014-3-PB

2014-4-PB

2014-5-PB

2014-6-PB

2014-7-PB

Ralph Avellino made a motion to accept the resolution and Aaron Shapiro seconded it. Roll Call (Ayes) Avellino, Shapiro, Collamer, Sweeney, Tredy, Wetter, Petrosilli and Sneddon.

INFORMALS - NONE

MATTERS OF THE BOARD - Community Development Report

Buy Rite Liquors Mayor Tredy spoke to the conditions for the Liquor Store. He would like to see this finalized because it has been four years. Attorney Yost said that anything they had has expired. He recommends that the board give him direction to write a letter to their attorney and ask them for status and advise them of the Board's concern and we would entertain a motion at the next meeting to dismiss it if we do not hear from them. Patrick Jeffrey stated that they had issued a letter to them that they are incomplete.

Dan Collamer made a motion to have our attorney to send a letter to their attorney and it was seconded by Tina Wetter. Roll Call (Ayes) Collamer, Wetter, Avellino, Shapiro, Sweeney, Tredy, Petrosilli and Sneddon.

WAWA - Mayor Tredy asked about amended site plan for WAWA. Patrick Jeffrey said he would follow up on that.

Eric Wald – Ms Clune stated that he has been operating within the confines of the definition of Home Occupation she recommends that the escrow money should be returned and close.

Motion was made by Aaron Shapiro to release the application and Dennis Tredy seconded. Roll Call (Ayes) Shapiro, Tredy, Avellino, Collamer, Sweeney, Wetter, Petrosilli and Sneddon.

Pereira - He said that he had a new application before the Pinelands to build (2) single family dwellings on the property that he is proposing to subdivide. Ms Clune has not heard anything further. Attorney Yost will send a letter to his attorney.

OLD BUSINESS – None

NEW BUSINESS

Dennis Tredy stepped down

Docket No. 01-13-PB
South Harbor Marina
116 Oregon Avenue
Block 200 Lots 24 & 25.01
Final Major Site Plan

Attorney Yost swore in Scott Taylor and Patrick Jeffrey and Chairman Sneddon accepted their credentials.

Attorney Richard Hyer brought forth the professional, Paul Kavka, Engineer for South Harbor Marine and Thomas Mackie applicant and principle owner, Attorney Yost swore them in.

Mr. Mackie stated the history of the case that has been pending since August 2012. Because of Super Storm Sandy changes had to be made to the project. Not only because of what the storm damaged but because now there are changes as to elevation. The new building is included in the board's packets so they can see the changes as to what was brought forth before.

Mr. Mackie explained his proposal - 16 boat slips at this site, bait and tackle store and his personal living quarters, family members and or employees will reside there. Across the street for boat storage, repairs and additional parking.

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Handicap parking will be directly in front of store with a walkway directly leading to lift. Hours of operation is generally 5:00 a.m. to 7:00 p.m.

Engineer Kavka went over the letter from Patrick Jeffrey.

Any changes – Elevation of building is because of flood requirements

When they got Preliminary approval in August of 2012 they were granted Design waivers and variances. Basically three variances were granted – maximum impervious coverage 100 percent building and parking, waiver not to pave and not to curb, second variance front setback, 9.6 feet. The only change is one setback issue to the bulkhead on the east side and the west side it is 6 and ½ feet above grade.

The complete architectural plans submitted show because of the height that is required now showing that there will be a platform on the east side with a complete set of steps going towards the road and a set of steps going towards the water. The original building was 15 foot off the boat ramp, it still will be but we had to add the platform and two sets of steps to enter the building. So now that 15 foot is now 11.16 feet of a variance.

The west side of the building where we similarly put a platform and a set of steps towards the street and that is also where we put the elevator, that extends 4 feet off the building. That means now that instead of 15 feet it will be 12.16 feet.

Patrick Jeffrey clarified that 2013-13 there is a 40 square foot exemption for stairs and landings that provide access to it.

There will be a deed restriction in reference to parking which the applicant is in agreement with.

Stone service in parking lot, concrete walk from handicapped parking and handicapped parking spot will be macadam. Refuse storage will provided across the street if lot is sold then refuse storage will be placed on subject property.

Mr. Kavka stated that the overall height will be 29' 8"

Scott Taylor asked if the lighting was to be on all night and Mr. Mackie stated that he would subdue some portions and turn others off. There will be low level lighting along the docks. There are some motion lights for security reasons.

Chair Sneddon asked about hours of operation. He suggested that maybe you shouldn't lock yourself in to the specific hours of operation. Mr. Mackie would like to be able to be flexible because of pumping gas for the fisherman it could be as late as 10 pm.

It was suggested that it state general average hours of operation are 5am to 10pm but it does not intend to be a 24 hour operation. Trash collections will be between 5 am and 7 am.

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OPEN TO PUBLIC

Seeing None

CLOSED TO PUBLIC

Motion to approve was made by Aaron Shapiro, and seconded by Rita Sweeney.
Roll Call (Ayes) Shapiro, Sweeney, Avellino, Collamer, Wetter, Petrosilli and Sneddon.

Attorney Yost asked for a motion to renumber Resolution 10-12-PB to 09-13-PB.
Motion was made by Aaron Shapiro and seconded by Tina Wetter. Roll Call (Yes)
Shapiro, Wetter, Avellino, Collamer, Sweeney, Petrosilli, and Sneddon.

Tina Wetter made a motion to Open to Public and Aaron Shapiro seconded it. All in
favor

OPEN TO PUBLIC

Seeing None

CLOSED TO PUBLIC

Ralph Avellino made a motion to adjourn and Dan Collamer seconded to close. All in
favor.

Meeting adjourned at 8:27 PM

Respectfully Submitted

Laurie Clune
Secretary

LC/ld

