

Planning Board Meeting 8-7-2014

**TOWNSHIP OF OCEAN
Planning Board
Meeting
August 7, 2014**

7:00 P.M.

Pledge of Allegiance

STATEMENT: Pursuant to the provisions of the New Jersey, Open Public Meetings Act, adequate notice of the meeting was properly provided by sending copies of the notice of 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 Bill Sneddon called the meeting to order.

ROLL CALL

Members Present	Daniel Collamer	Aaron Shapiro	William Sneddon
	Rita Sweeney	Dennis Tredy	John Petrosilli

Member Absent: Ralph Avellino, Nick Bonamassa, James Eckert, Tina Wetter
John Petrosilli

Professionals Present: Jim Oris, Engineer

Chairman Sneddon asked if there were any amendments, or discussion on the minutes of the Regular Planning Board meeting of July 16, 2014.

Motion was made by Aaron Shapiro to approve the minutes and seconded by Rita Sweeney. Roll Call (Ayes) Shapiro, Sweeney, Collamer, Tredy

Chairman Sneddon asked if there was a motion to approve the vouchers for payment. Dan Collamer made the motion to approve the vouchers, Aaron Shapiro seconded it. Mr. Collamer questioned Taylor bill in reference to the Town Center. Engineer Oris stated that it was for the Willows. It didn't state the Willows but it did mention the MBI Development Co Inc. So it is his opinion that is for the escrow account for that particular project.

Planning Board Meeting 8-7-2014

Chairman Sneddon asked so what was it for? Engineer Oris stated that it was for checking that they were in Resolution Compliance

Roll Call (Ayes) Collamer, Shapiro, Sweeney, Tredy, Sneddon.

CORRESPONDENCE:

Letter dated July 30, 2014 from “The Pinelands Commission” regarding Block 20 Lot 1.05 Manuel Pereira second extension requested and granted until September 1, 2014.

RESOLUTIONS: None

INFORMALS: None

MATTERS BEFORE THE BOARD None

OLD BUSINESS

None

NEW BUSINESS

Chairman Sneddon asked Jim Oris to speak. Mr. Oris explained that he is the Township Engineer and he has been working on a project on behalf of the Township of Ocean and the County of Ocean. They have been working together on preserving a piece of property commonly known as the Guido Aceto property. It has frontage on Wells Mills Road and it is approximately 50 acres and the County has already purchased the property for preservation. As part of that process they had some requirements that they wanted to keep with the property for access and frontage along Wells Mills Road. They would like to subdivide 5 acres of that property on the north side of Waretown Creek and dedicate that to the Township of Ocean because it is adjacent to property that the Township owns. It is at or near the terminus of Memorial Drive which is already vacated by ordinance, so

Planning Board Meeting 8-7-2014

the Township is before the board for a courtesy review for the minor subdivision of Block 41 lot 32.03.

Rita Sweeney asked how much of the five acres is wetlands? Engineer Oris stated generally speaking the most of the property is outside of the wetland area and most likely outside of any wetland transition area.

Mayor Tredy asked Engineer Oris to point out on the map for the board where the Willows project is. Mr. Oris pointed to the location on the map which showed Willows is in the general vicinity.

Engineer stated that for this there would not be a vote of approval the board would just adopt a resolution indicating that he appeared before the board, that the minor subdivision was presented for a courtesy review, if you have anything that you would like included in the resolution you can do so and just let the record reflect that it did receive a courtesy review.

Dan Collamer asked if it was in compliance with the Master Plan to which Engineer Oris stated that is correct.

Aaron Shapiro asked about why wasn't Memorial Drive considered for the future extension instead of Volunteer Way?

Mr. Oris explained the permitting process as well as the difficulties with crossing Waretown Creek.

Mr. Oris asked if the minutes could just be compiled into a resolution which would just memorialize that it was presented before the board for a courtesy review and that comments were received and that the board provided those comments visa the resolution and meeting minutes.

Dan Collamer made a motion to approve and draft a resolution stating that the Board questioned that the subdivision was in compliance with the Master Plan and the Township Engineer represented that yes it was. The Board questioned the proximity of the property to other adjacent Township owned properties and the Township Engineer indicated that it is adjacent to other Township owned properties and ultimately would become a part of those. Rita Sweeney seconded it. Roll Call: (Ayes) Collamer, Sweeney, Shapiro, Tredy, Sneddon

Planning Board Meeting 8-7-2014

OPEN TO PUBLIC

Motion to open to the Public was made by Dan Collamer, seconded by Aaron Shapiro.
Roll Call (Ayes) Collamer, Shapiro, Tredy, Sweeney, Sneddon

No One

CLOSED TO PUBLIC

Motion to close was made by Sweeney, Collamer, Shapiro, Tredy, Sneddon

MOTION TO ADJOURN

Dan Collamer made a motion to adjourn, Rita Sweeney seconded it. All in favor (Aye)

Meeting adjourned at 7:23 PM

Respectfully Submitted

Laurie Clune
Secretary

LC/ld