

Planning Board Meeting 4-2-2015

**TOWNSHIP OF OCEAN
Planning Board
Meeting
April 2, 2015**

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	Nicholas Bonamassa	Daniel Collamer	Ben LoParo
	William Sneddon	Dennis Tredy	Tina Wetter
	John Petrosilli	Don Lippincott	

Members Absent: Ralph Avellino, James Eckert, Aaron Shapiro

Professionals Present: Steve Yost, Esq., Patrick Jeffery, T & M Engineering

Chairman Sneddon asked if there were any amendments or discussion on the minutes of Regular Planning Board meeting of February 5, 2015.

Motion was made by Dennis Tredy to approve the minutes of February 5, 2015 and seconded by Ben LoParo. Roll Call (Ayes) Tredy, LoParo, Bonamassa, Collamer, Wetter, Petrosilli, Lippincott, Sneddon.

Chairman Sneddon asked if there was a motion to approve the vouchers for payment.

Daniel Collamer made the motion to approve the vouchers, Ben LoParo seconded it. Roll Call (Ayes) Collamer. LoParo, Bonamassa, Tredy, Wetter, Petrosilli, Lippincott, Sneddon.

Planning Board Meeting 4-2-2015
CORRESPONDENCE:

Letter dated 2/4/15 Received 2/15/2015 from Kim Dixon Environmental Consultant LLC, RE: NJDEP DAFRA General Permit No. 9 & 11, Block 216 Lot 5.

Letter dated January 30, 2015 Received 2/12/2015, RE: Ocean Township Ocean County Block 41, Lot 42.04

Letter dated January 30, 2015, Received 2/10/2015, re: Multi Permit Application for: Freshwater Wetlands General Permit 1, Coastal General Permit No 23 Coastal Wetlands Permit, Flood Hazard Area Individual Permit.

Water Quality Certificate Jersey Central Power and Light Company (JCP&L) Vegetative Maintenance, Utility Infrastructure Maintenance, Repair and Replacement Activities 235 Municipalities, 13 Counties.

RESOLUTION No 2015-8-PB

Docket No 02-13-PB

Buy Rite Liquors, Saibaba Reddy

589 Route 9

Block 41, Lot 42.04

Major Site Plan

Bill Sneddon handed this portion of the meeting over to Vice Chair Dan Collamer due to conflict.

Vice Chair Collamer asked for a motion to approve the resolution.

John Petrosilli made a motion to approve and Nick Bonamassa seconded it. Roll Call (Ayes) Petrosilli, Bonamassa, Wetter, Tredy, Collamer, Lippincott.

INFORMAL

Presentation from Stanley Slachetka of T & M Association regarding the Draft Master Plan Re-Examination Report.

Stan Slachetka stated that this is an informal workshop presentation of the draft and any revisions. This is part of the Township's post Sandy Planning Assistance Grant. The Township received grant monies to undertake a variety of different activities to improve recovery and potentially reduce loss from storm events such as Super Storm Sandy. The Township as part of the program has to do a strategic recovery planning report, as part of that it addressed an update to the Master Plan to address resilience and recovery issues. So the Township can adopt an updated Master Plan for future zoning and development.

Stan stated that Martin Truscott who is from T & M who has been the project manager for the project working with the Township's Master Plan Committee, Chairman Sneddon, Dan Collamer

Planning Board Meeting 4-2-2015

have been participants of that committee and there have been several meetings that they have met along with Laurie Clune as well as other members of the Township staff . So it was up to them, the professionals to prepare the draft.

The purpose of this meeting is to present the draft and the key recommendations to the planning board with the intent to receive the authorization from the planning board to proceed to a formal public hearing. We have a tentative date for a public hearing for April 27th.

Martin Truscott presented highlights which are the major points as follows:

Map showing Sandy impact on Map # 2

Zoning and land use related in master plan

Flood mitigation map show two zoning changes

He went over the proposed zoning changes showing them on the map, the waterfront development area is the area most focused on

T & M worked on new bulk standards to make most properties conforming, additional areas to be rezoned.

We are recommending that as part of your master plan, development regulations that you incorporate green infrastructure types of improvements, those are rain gardens and other types that would lesson storm water flooding.

Patrick Jeffery is working on the flood changes to fold into the master plan update. The master plan and the flood plan are integrated.

The town is involved with the County housing mitigation plan and has a whole series of recommendations very specific physical improvements that also part of the document.

Patrick Jeffery – stated that we are working on conditional uses for zones

Steven Yost – without standards it becomes a permitted use

Stanley Slachetka – the zoning changes that Marty indicated, actually there is a funding for the actual creation of the zoning ordinances that implement changes along the waterfront development districts.

After the presentation the professionals they took any questions from the board

John Petrosilli – on page 9 of the Master Plan – residential zoning and square foot part of that is going back to pre-existing properties that would not require a variance. You start taking away the options of the variances; you are taking away from the surrounding neighbors the chance to speak.

Martin Truscott – that is a recommended change that has already been adopted within your 2005 Master Plan That is R2

Stan Slachetka – part of the reexamination report is to review and overview to affirm or revise

Planning Board Meeting 4-2-2015

Patrick Jeffery - stated that the setbacks and the bulk criteria are not changing much at all from what they are today. To try to make it more consistent with what is developed in the areas.

Dan Collamer - states that a variance should be the exception not the rule – when 93% of the developed property requires a variance something is wrong.

Martin Truscott – explained the sand point lot size.

John Petrosilli – explained his concerns regarding lot size changes and subdivisions.

Martin Truscott – the township possibly should consider some type of ordinance

Stan Slachetka – changes have been determined on an analysis

Dan Collamer – following up on a previous discussion can we put language in our ordinance – no lot under 12,000 square feet can be subdivided.

Stan Slachetka – regulations have to be uniform under the statute.

Steve Yost – you cannot have an ordinance that is inconsistent land use law.

Chair asked for a motion to open to the public

Dennis Tredy made a motion to open to the public and John Petrosilli seconded it. Roll Call: (Ayes)Tredy, Petrosilli, Bonamassa, Collamer, LoParo, Wetter, Lippincott, Sneddon

OPEN TO THE PUBLIC

Chair stated no one wished to come forward

Chair asked for a motion to close to the public

Dennis Tredy made a motion to close to the public and Dan Collamer seconded it. Roll Call: (Ayes)Tredy, Collamer, Bonamassa, LoParo, Wetter, Petrosilli, Lippincott, Sneddon

CLOSED TO THE PUBLIC

Planning Board Meeting 4-2-2015

Chair asked for a motion to adjourn

Dennis Tredy made a motion to adjourn and Ben LoParo seconded it. Roll Call: (Ayes) Tredy, LoParo, Bonamassa, Collamer, Wetter, Petrosilli, Lippincott, Sneddon

Meeting adjourned at 7:50 P.M.

Respectfully Submitted By:

Laurie Clune

LC/ld