

Planning Board Meeting 5-7-2015

**TOWNSHIP OF OCEAN
Planning Board
Meeting**

May 7, 2015

7:01 p.m.

Pledge of Allegiance

Vice Chair stated he would like to make a motion, at this point attorney Yost explained that he suggested that a motion should be entertained by the board to appoint Sandy Pirozzi as the acting secretary for the Planning Board on this evening of May 7th, 2015. James Eckert made motion and Nick Bonamassa seconded the motion. Roll Call: (Ayes) James Eckert, Nick Bonamassa Dan Collamer, Aaron Shapiro, Dennis Tredy, Tina Wetter, John Petrosilli, Don Lippincott.

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; Vice Chair Daniel Collamer called the meeting to order.

ROLL CALL

Members Present:	Nicholas Bonamassa	Daniel Collamer
	James Eckert	Don Lippincott
	John Petrosilli	Aaron Shapiro
	Dennis Tredy	Tina Wetter

Members Absent: Ben LoParo, Ralph Avellino, William Sneddon

Professionals Present: Steve Yost, Esq., Jim Oris, Engineer

Vice Chair asked for an approval of the minutes for April 2nd, 2015. Nick Bonamassa made a motion, James Eckert seconded. Roll Call (Ayes) Bonamassa, Eckert, Collamer, Tredy, Petrosilli, Lippincott.

Abstain: Shapiro, Wetter.

Planning Board Meeting 5-7-2015

Vice Chair asked for an approval of the minutes for April 27th, 2015. Aaron Shapiro made a motion and John Petrosilli seconded it. Roll Call (Ayes) Bonamassa, Eckert, Shapiro, Petrosilli, Lippincott, Collamer

Abstain: Tredy, Wetter

Chair stated that he needs a motion for the bills to be paid. Don Lippincott made a motion and Aaron Shapiro seconded it. Roll Call (Ayes) Bonamassa, Eckert, Shapiro, Tredy, Wetter, Petrosilli, Lippincott, Collamer.

CORRESPONDENCE: none

RESOLUTION No 2015-9-PB

Voted to adopt the Land Use Plan Element to the Town Master Plan.

A motion was made and Aaron Shapiro seconded it. Roll Call (Ayes) Bonamassa, Eckert, Shapiro, Lippincott, Collamer

Abstain, Tredy, Wetter, Petrosilli

Steven Yost – without standards it becomes a permitted use

Jim Oris – 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.

Chair announced that Jim Oris, of T& M will give us a presentation of the Floodplain Management Plan.

Jim Oris thanked the board and he was going to briefly revisit the Floodplain Management Plan that Patrick Jeffery presented last month in case there were members of the public present that may want to comment.

He explained that there are four phases of the plan:

- 1) Planning Process
- 2) Risk Assessment
- 3) Mitigation Strategy
- 4) Plan maintenance of the Overall Floodplain Management Plan

He said that the goal of the overall plan is to help guide the community with those issues associated with living and developing in the floodplain. Most people don't really associate waterfront living as living in a floodplain when living at the bay. They might talk about a river, or a stream that routinely floods out, most of the area adjacent to the bay rarely sees a flooding

Planning Board Meeting 5-7-2015

event like we just had with hurricane Sandy. It is a very good opportunity for this community to adopt the floodplain management plan which would help raise that awareness. One of the things that came out of that storm is that now people realize that living in a floodplain means that the water can actually come over the bulkhead, come in my house and damage my property.

For those that don't have flood insurance, it is catastrophic, those that do have flood insurance it creates a set of circumstances that down the road they now are considered a property with a loss which now affects their resale value, which affects their flood insurance which affects their property values in the community. As one of the goals we would like those people to build to a higher level which would limit the amount of damage from future events.

Another benefit is that the Township will receive points in the CRS program, which Waretown is already a participant of. In the last few years the Mayor and committee have updated their CRS program which gives the residents that live in a flood zone a reduced premium in their flood insurance.

Engineer Oris asked if the Board had any questions.

Aaron Shapiro asked if FEMA is going to come up with a final plan.

Engineer Oris stated: The main vehicle of their risk assessments and how they put forward documents is typically enveloped in their flood risk mapping. The flood insurance rate maps. They serve two purposes, they guide building construction because they establish areas of flood Zone areas in different categories.

New maps are going to go thru public hearings, and then an appeal process and two to three years from now they may become law.

Aaron Shapiro made motion to open to the public and Jim Eckert seconded. Roll Call (Ayes, Shapiro, Eckert, Bonamassa, Tredy, Wetter, Petrosilli, Lippincott, Collamer

OPEN TO PUBLIC

See none

At this point Attorney Yost mentioned that even though the meeting was advertised, and posted at Town Hall, no one attended.

Aaron Shapiro made a motion to close and Jim Eckert seconded. Roll Call (Ayes) Shapiro, Eckert, Bonamassa, Tredy, Wetter, Petrosilli, Lippincott, Collamer.

CLOSED TO PUBLIC

Attorney Yost said that in anticipation of the Floodplain presentation would be tonight and voted on, he prepared a Resolution.

Planning Board Meeting 5-7-2015

Attorney Yost said that it is the board's pleasure to vote on the resolution tonight if you feel comfortable.

Chair asked the board if they have any discussion.

Aaron Shapiro stated that he would like to make a motion that the floodplain be approved, and Jim Eckert seconded it. Roll Call (Ayes) Shapiro, Eckert, Bonamassa, Wetter, Petrosilli, Lippincott, Collamer.

Abstain: Tredy, Wetter

Chair stated that he does have a list of correspondence that he had missed and he stated:

- 1) Compliance letter dated 4-13-2015 regarding 1 Jolly Roger Way, Block 151, Lot 1-7: 7e-4.5
- 2) Recreation docks and piers

He mentioned that it is here and he didn't think that any action is needed but he wanted it read into the minutes.

Deputy Mayor stated that if anyone wanted to view them they are in the Construction Office.

Chair asked for a motion to adjourn.

Aaron Shapiro made a motion to adjourn and Nick Bonamassa seconded. Roll Call (Ayes) Shapiro, Bonamassa, Eckert, Tredy, Wetter, Petrosilli, Lippincott, Collamer.

Meeting Adjourned at 7:22 P.M.

Respectfully Submitted By:

Sandra Pirozzi, Acting Secretary

/ld