

TOWNSHIP OF OCEAN
50 Railroad Avenue
Waretown, NJ 08758
(609)693-3600

PLANNING BOARD
AGENDA
THURSDAY March 1, 2018
7:00 p.m.

1. CALL REGULAR MEETING TO ORDER
2. FLAG SALUTE
3. NJ OPEN PUBLIC MEETINGS ACT: 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 the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the administration building.
4. ROLL CALL OF MEMBERS

MEMBERS:

Robert G. Beck
Nicholas Bonamassa
Daniel Collamer
William P. Edwards
Donald Lippincott
Ben LoParo
John Petrosilli (Alt #1)
Michael N. Roche
Aaron Shapiro
William T. Sneddon

PROFESSIONALS:

Haines and Yost - Steven E. Yost, Esq.
T&M Associates - Jason Worth

5. **APPROVAL OF MINUTES** - Regular meeting minutes of February 1, 2018

6. **APPROVAL OF BILLS** -

7. **CORRESPONDENCE** -

8. **RESOLUTIONS** -

- Resolution No. 2018-02-PB 48 Letts Landing LLC, Docket No. 05-17-PB Block 122 Lot 4 - 48 Letts Landing, Minor Subdivision with a variance

9. **INFORMALS** - none

10. **OLD BUSINESS** - none

11. **NEW BUSINESS**

12. **OPEN MEETING FOR GENERAL PUBLIC FORUM**

13. **WORKSHOP**

14. **ADJOURN**

NEXT REGULAR MEETING April 5, 2018

**RESOLUTION 2018-02-PB
OF THE
OCEAN TOWNSHIP PLANNING BOARD**

Resolution of the Planning Board of the Township of Ocean,
County of Ocean, State of New Jersey approving an application
for Minor Subdivision Approval for property known as Block 122, Lot 4,
as shown on the Ocean Township Tax Map; Docket # 05-17-PB, T & M
File # OTBP-R0540, Application of 48 Letts Landing, LLC.

WHEREAS, 48 Letts Landing, LLC, 175 Melville Avenue, Lakewood, New Jersey 08701 owner of Lot 4 in Block 122, as shown on the Ocean Township Tax Maps having made application to the Ocean Township Planning Board for a Minor Subdivision, and

WHEREAS, the Applicant has satisfied the noticing requirements of the New Jersey Municipal Land Use Law and has provided proof of the same to the Ocean Township Planning Board; and

WHEREAS, the Ocean Township Planning Board has conducted a public hearing on said application on February 1, 2018, and

WHEREAS, the Ocean Township Planning Board has reviewed the application, documents, plans and exhibits as submitted in evidence, including a Minor Subdivision Plan entitled “Minor Subdivision, Block 122 Lot 4, 48 Letts Landing Road, Ocean Township, Ocean County, New Jersey” Prepared by Christopher J. Bouffard, PLS of Newlines Engineering & Survey consisting of one (1) sheet dated November 23, 2017 and also an existing survey entitled “Survey of Property, Block 122, Lot 4, 48 Letts

Landing Road, Ocean Township, Ocean County, New Jersey” prepared by Christopher J. Bouffard, PLS of Newlines Engineering 7 Survey consisting of one (1) sheet dated November 23, 2017, marked into evidence as “Plans” as Exhibit “A-1” and “A-2” respectively, and

WHEREAS, the Ocean Township Planning Board has listened to the testimony of the Applicant’s engineer/planner Glenn Lines, P.E., P.P., has listened to the presentation of the Applicant’s attorney Melanie S. Appleby, Esq., and has further received testimony from its engineering and planning expert, Patrick Jeffrey, P.P., P.E., of T & M Associates, and advice from its attorney, Steven E. Yost, and also has considered such comments of the public as were made and provided, the Ocean Township Planning Board does hereby make the following findings of fact:

1. That the property is an existing 0.275 acre parcel within the R-HH Residential Zone, which has frontage on Letts Landing Road.

2. That the property currently contains a single family dwelling with an asphalt driveway, brick paver walkway, concrete patio, garage and a shed.

3. That the Applicant proposes to subdivide the existing parcel into two lots.

4. That proposed new Lot 4.02 will be a 5,000 square foot Lot, while proposed new Lot 4.01 will be a 7,000 square foot lot.

5. That the Applicant has represented that the yard setbacks and lot coverages for proposed new lot 4.02 will conform to all zoning requirements, and therefore will require no variances.

6. That there is an existing garage on proposed new Lot 4.01 which would not meet the principal building setbacks for a rear yard, where 5.7 feet exists and 25 feet are

required (under Section 410-38 of the Township Code).

7. That there are three or four properties in the area local to the subject property which have similar detached garages to the one existing on the subject property.

8. That the Applicant has represented that a small paved area off the main drive which would otherwise encroach upon new Lot 4.02 will be removed.

9. That the Applicant has represented that the shed which would otherwise continue to exist upon proposed new Lot 4.02 will be removed.

10. That the Applicant has represented that their engineer will work with the Planning Board and/or Township Engineer upon the grading for the new Lots so as to satisfy any grading concerns of the Engineers, and further that the Applicant represents that any changes to grading on the new Lots will have no adverse impact on the adjoining properties, and

WHEREAS, the Ocean Township Planning Board finds that since there are several similar properties in the area of the subject property which have free-standing garages with similar setback deviations, the condition of proposed new Lot 4.01 would be consistent with neighborhood, and

WHEREAS, Ocean Township Planning Board finds that therefore permitting the free-standing garage to continue to exist upon new Lot 4.01 would not disturb or negatively impact the character of the neighborhood, and

WHEREAS, The Ocean Township Planning Board finds therefore that the granting of a bulk variance for the existing garage would not impair the intent and purposes of the Ocean Township Master Plan and Zoning Ordinances, and would in fact advance the intent and purposes of the Township Ordinances and the Municipal Land

Use Law, the Ocean Township Planning Board finds that the Applicant is entitled to minor subdivision approval, subject to the conditions later expressed in this Resolution, and that the Applicant's request for the related variance relief is **HEREBY GRANTED**,

ALL RELIEF being subject to the following conditions:

1. That a copy of this Resolution be forwarded by the Planning Board Secretary to the Applicant, the Township Clerk and the Building Department.
2. That notification of this favorable approval be published in an official newspaper of the Ocean Township Planning Board by the applicant within 10 days of its passage by the Applicant.
3. *That the Applicant shall comply with all representations made before the Planning Board.*
4. That the Applicant shall comply with all conditions as required by Federal, State, County and local law.
5. That the reports and recommendations of the Planning Boards professionals are hereby incorporated by reference herein as if set forth at length where they are not inconsistent with the terms of this Resolution.
6. That the Applicant is required to remove the shed from new Lot 4.02, as well as the portion of paved concrete which would otherwise encroach over onto new Lot 4.02, and shall coordinate grading with the Planning Board and/or Township Engineers.
7. That the Applicant will make payment of any and all fees as may be required by the Planning Board or the Township of Ocean. The Applicant shall reimburse the Ocean Township Planning Board for professional fees extended or expended with regard to this application within 30 days of the date of memorialization of