

Planning Board Meeting 4-5-2018

**TOWNSHIP OF OCEAN
Planning Board
April 5, 2018**

7:00 P.M.

FLAG SALUTE

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 meeting of the Planning Board was held on the above date and time; Vice Chair Don Lippincott called the meeting to order.

ROLL CALL

Members Present	Robert Beck	Nicholas Bonamassa	Daniel Collamer
	William Edwards	Donald Lippincott	Ben LoParo
	John Petrosilli	Michael Roche	Aaron Shapiro

Members Absent: William Sneddon

Professionals Present: Ryan Yost, Esq- Haines and Yost
Steve Schreiber, T&M Associates

APPROVAL OF MINUTES:

Aaron Shapiro made a motion to approve the minutes of the March 1, 2018 and Robert Beck seconded them. Roll Call. (Ayes) Beck, Collamer, Edwards, LoParo, Petrosilli, Shapiro

Abstain: Bonamassa, Roche, Lippincott

APPROVAL OF BILLS:

Ben LoParo made a motion to approve the bills and Aaron Shapiro seconded it. Roll Call (Ayes) Beck, Bonamassa, Collamer, Edwards, LoParo, Petrosilli, Roche, Shapiro, Lippincott.

CORRESPONDENCE: NONE

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Member William Edwards stated that he had to recuse himself because he lives within 200' of the property.

NEW BUSINESS

AB Realty, LLC
53 Pennsylvania Avenue and Evergreen Way
Block 169 Lot(s) 8.01,12 & 13
Final Major Site Plan and Subdivision

Steven Gohan represents AB Realty who was before this board in 2016 for preliminary approval for this project. The proposal is for a 7 developable lots subdivision. 6 lots for single family residences and 1 lot for multiple building associated with the marina with boat slips.

They have received several outside approvals, Ocean County Soil Conservation, Ocean County Planning Board conditional approval, Cafra approval from the NJDEP, and Waterfront Development permit from the NJDEP.

He stated that they will comply with all of the conditions of the preliminary approval and also received a review letter from T&M Associates and we will comply with all of the conditions with that except to curbing which we would like to talk about at the entrance driveway.

Mr. Gohan introduced Lewis Zuegner and Board Attorney swore him in. Mr. Zuegner stated that he had testified at the Preliminary approval. He did a recap on the plan on exhibit as to Previous Conditions:

Conforming to the Waretown Harbor Redevelopment Plan

Deed restrict Block 191, Lot 3 less than an acre predominately wetlands nothing will happen there.

Approximately 2 acres central of the property will be the marina – parking lot, two story marina building. 1st floor 2500 square feet, office, bay for doing service, bathrooms and public shop area, (bait and tackle etc.). 2nd floor residential apartment for owner or employee. 28 slips in marina. Brokerage sales of boats, Used or repaired boats that could be sold but not a retail like brand new boats brokerage.

6 Residential single family homes. First floor would be above the base flood elevation and they all meet the bulk criteria. Garages and driveways and parking in their driveways would be compliant with parking.

Other conditions on the marina operations like hours of operation. No rack storage, there are 31 parking spaces.

Evergreen Way has been vacated as a street. Typically when you vacate a right of way half would go to each property owner but in this particular case the history of that land belongs to our parcel. In order to accommodate Lot 7.03 the existing house at the corner there was a setup of an easement to give him driveway access into his lot. What we have

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done in working with that neighbor is created an area that would have been his half of the right of way and it is going to be deeded to him.

Residential storm water is managed dry wells, Marina two small surface areas basins that water could run into and recharge into the ground.

Dumpster location back in corner

Mobile pump out area

Boat ramp will be filled in and bulkheaded.

Petrosilli asked about boat slips – applicant agrees to make it 28 boat slips

Waivers:

40 foot right of way along Pennsylvania Ave

Design exception for the wall which protects them from going into wetlands

Design exception for lighting – shoebox lights in marina

Parking lot trees – not changing number of trees just putting them around the parking lot

Residential driveways instead of being paved entirely, proposing gravel or shell and just pave an apron.

Access into driveway into the marina – mountable curbs we can work with your engineer on them.

Question as to where fire hydrants are: they were pointed out in the area

T & M review letter

First 25 feet of marina drive shall be paved

The proposed 6' high vinyl fence between lots 8.03 and existing lot 7.03 is no longer shown on plan – add back to plan

Developer shall be responsible for any damage to Pennsylvania Avenue during the course of construction.

Bulkhead should be designed by a NJ Licensed Engineer prior to construction.

Location of test sites for storm water management shall be noted on the plan

Clean and video the existing drainage pipe on Pennsylvania Avenue

Copy of the report shall be given to the Township Engineer so they can review to see if the pipe needs to be replaced or repaired.

Notes in the OEM Manual should be put on the plans

Driveway detail needs to be shown on the plan

Drywell detail shall be amended to show route leader connections – we want to see a pipe going into that

All state and municipal approvals

OPEN TO PUBLIC

Dan Collamer made a motion to open to Public, Aaron Shapiro seconded, All in Favor

Laura Edwards, 30 Pennsylvania – driveway concerns

Garry Galluppi, 36 Pennsylvania – blind curve – speed of traffic – very busy

Shawn Denning, Morey Place Road – curve won't be blind when lots cleared. Hold onto acorn lights

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CLOSE TO PUBLIC

Aaron Shapiro made a motion to close and all were in favor.

Michael Skea – Amboy Bank was sworn in. They wish to set framework for the operator of the Marina operator that comes in and uses this marina, so that they will be bound by these conditions.

Vice Chair clarified that at this point in time there is no marina operator yet.

They are bound by all conditions set forth in preliminary approval with marina operations.

Dates for boats – May 1 – September 30

Signage with compliance

Boat maintenance – minor repair

Bottom cleaning of boats

Cleaning boats – power washing

Size of boats – governed by the slips

Vice Chair stated there is no ramp so there should not be a lot of trailered boats, only in the beginning of the season and at the end of the season.

No storage on site

Discussion took place in reference to Acorn lighting. The box lighting is only in the marina not on the street. If they were putting lights on the street the board would want the acorn lights but that is not the case. The only lights are in the marina so the box lights would be best.

Motion was made by Ben LoParo, seconded by Dan Collamer to accept the waiver items discussed. Roll Call (Ayes) Beck, Bonamassa, Collamer, LoParo, Petrosilli, Roche, Shapiro, Lippincott.

Motion was made by Aaron Shapiro, and seconded to approve the application subject to the conditions. Roll Call (Ayes) Beck, Bonamassa, Collamer, LoParo, Petrosilli, Roche, Shapiro, Lippincott.

Danielle Elley, Time Extension of a Minor Subdivision was carried to next meeting due to notification errors.

Aaron Shapiro made a motion to Open to the Public was seconded and all in favor.

OPEN TO PUBLIC

Seeing none

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CLOSED TO PUBLIC

Chair asked for a motion for adjournment. Dan Collamer made the motion to adjourn and it was seconded it. All in Favor

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Meeting Adjourned at 8:09 P.M.

Respectfully Submitted;

Laurie Clune
Recording Secretary
LC/lid