

Planning Board Meeting 9-6-2018

**TOWNSHIP OF OCEAN
Planning Board
September 6, 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; Chair William Sneddon called the meeting to order.

ROLL CALL

Members Present	Robert Beck	Nick Bonamassa	Daniel Collamer
	Donald Lippincott	Paul Kavka	Ben LoParo
	John Petrosilli	Michael Roche	Aaron Shapiro
	William Sneddon		

Members Absent: Bill Edwards

Professionals Present: Jason Worth, T & M
Steve Yost,

APPROVAL OF MINUTES:

Bob Beck Shapiro made a motion to approve the minutes of the July 5, 2018 and Aaron Shapiro seconded them. Roll Call. (Ayes) Beck, Shapiro, Bonamassa, Collamer, Lippincott, Petrosilli, Roche, Sneddon

APPROVAL OF BILLS:

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

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CORRESPONDENCE: Letter was received from Bourgeois and Chairman stated that we are going to address this tonight. This has been going on for about 7 years, so what is the Board's pleasure in reference to this matter.

Secretary stated that our engineer had information on this that he would like to share with the board.

Jason Worth, Board Engineer spoke to the matter:

He initiated correspondence to them because they have not completed the site plan approval requests. They did come before the board again 2 years ago to seek relief from some of the requests, which were granted but the board did not grant relief from others. He asked them for a schedule of when they would be completing the work. They did respond to our letter but only addressed the curbing. I sent another letter to them stating that they did not address several other items. He asked for a reply of yesterday and did not receive anything yet.

Chairman asked what can be done to finally resolve this. Jason stated that they do not have resolution compliance. So it could go to township attorney seeking action by the bond because these items are not completed.

Dan Collamer stated that he should be bound to what was agreed upon, John Petrosilli agreed with him.

Chairman stated that he thought some of the items were not what is in the area. Such as the county will not put curbing in on the county road and no one else on the road has curbing. There has to be

Chairman asked the attorney what can be done and Board Attorney stated that it could be referred to code to investigate and then if there is something out of compliance with code to issue a warning and then a violation if deemed necessary. But in the mean time she would come back before the board. That way if there is something changed or the board has changed their approval because it is deemed unpractical, but we cannot leave this indefinitely in non-compliance.

Chairman asked for a motion:

Aaron Shapiro made a motion to refer this matter to code enforcement, and Michael Roche seconded it. Roll Call (Ayes) Shapiro, Roche, Beck, Bonamassa, Collamer, Kavka, Lippincott, LoParo, Sneddon

RESOLUTIONS: NONE

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OLD BUSINESS – NONE

NEW BUSINESS

Docket No. 04-18-PB
Robert G Lange Jr
2 Shore Drive
Minor Site Plan for
111 Admiral Way
Block 108, Lot 5.01

Attorney Yost swore in Robert G Lange, and Jason Marcianno, ECE, Engineer, Board accepts his credentials.

Bob Lange, he stated that he would like to put up a building for storage.

Attorney stated that the waivers need to be addressed before we go on with the Site Plan.

Storm water Management Plan Waiver – there will be no addition to storm water because all we are doing is putting a building over a preexisting concrete slab that has been there for years.

Landscaping and Lighting Plans -- The lighting has been there since 1965 I believe. So I am asking to just make the property better. I never have any problems with my neighbors as you can see there is no one here in opposition. Neighbors have requested that the lights not be left on because it disturbs them.

Jason Marcianno explained why the waiver for Storm water Management Plan is being requested as there is no impact to the drainage – he explained that the natural grade is away from the road.

Site Plan Waiver is requested due to the activity that takes place on the property – also touched was that the basin is essentially a dry well.

Question was asked if there were any leaders and Jason Marcianno said yes and that they will be directed towards where the water runs now.

Attorney Yost asked that a motion be made for the waivers before the committee goes on with the site plan procedures.

Chairman asked for a motion for Storm water Management Plan and Landscaping and Lighting Plan.

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Ben LoParo made a motion to accept the waiver request for Storm water Management Landscaping and Lighting Plan and Don Lippincott seconded it. Dan Collamer asked that a stipulation that none of the storm water can leave the site to the neighbors to the north. Roll Call (Ayes) LoParo, Lippincott, Beck, Bonanassa, Collamer, Roche, Shapiro, Petrosilli, Sneddon.

Jason Marcianno provided testimony regarding the building standards, requirements and what is being met and what cannot be met do to existing conditions. The addition requires no side variance, the only variance for the addition is the rear setback and it will be the same as the existing structure.

- No buffer proposed there is none and we are not proposing one
- There is an existing 6' stockade fence that will be staying
- No loading zone proposed because the road only accesses the marina, delivery trucks stop in road.
- Raised curb could be a hindrance for proper circulation of the site
- Waste oil and diesel will be stored in a vaulted area and 110% contained according to the DEP
- There will be storage area inside building which will enable us to clean up the area
- No sidewalk it would not be safe to have one there
- No new sign
- Does not need 15 parking spaces, leave parking as is
- Meters may have to be moved but there are no new connections
- Not adding any bathrooms
- The new refuse site will be on the south side of the marina

OPEN TO PUBLIC

Seeing none

CLOSED TO PUBLIC

Chairman asked for a motion:

Bob Beck made a motion for approval and Aaron Shapiro seconded it. Roll Call (Ayes) Beck, Shapiro, Bonamassa, Collamer, Lippincott, LoParo, Petrosilli, Roche, Sneddon.

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OPEN TO GENERAL PUBLIC FORUM

Aaron Shapiro made a motion to open and Don Lippincott seconded Roll Call (Ayes)
Shapiro, Lippincott, Beck Bonamassa, Collamer, LoParo, Roche, Sneddon, Petrosilli

Seeing None

CLOSE TO PUBLIC

Aaron Shapiro made a motion to close and Don Lippincott seconded it. Roll Call (Ayes)
Shapiro, Lippincott, Beck, Bonamassa, Collamer, LoParo, Roche, Sneddon and Petrosilli

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Meeting Adjourned at 7:50 P.M.

Respectfully Submitted

Laurie Clune
Recording Secretary
LC/ld

