

TOWNSHIP OF OCEAN
Planning Board Meeting
November 7, 2019

Flag Salute

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 Asbury Park Press and the Press of Atlantic City. Notice was posted in the Administration Building.

Roll Call:

Beck
Bonamassa
Boulderstone
Denning
Lippincott
Kavka
LoParo
Petrosilli
Shapiro
Sneddon

Professionals Present:

Ryan Yost Esq., Haines and Yost
Jason Worth, T&M Associates
Martin Truscott, T&M Associates

Minutes from the October 3rd Meeting were seconded by Mr. Beck and seconded by Shawn Denning Jr.

Roll Call: All in favor – Beck, Denning, Bonamassa, Bauldersotne, LoParo, Shapiro Sneddon and Lippincott.

Bills presented for payment; Motion made by Aaron Shapiro and seconded by Shawn Denning.
Roll Call: Shaprio, Denning, Beck, Bonamassa, Boulderstone, LoParo, Sneddon and Lippincott.

Correspondence – Chairman Lippincott stated that a list was provided in the members packets and that Laurie has all the originals if anyone was interested in viewing any of the items listed.

RESOLUTION- None listed

INFORMAL- None listed

OLD BUSINESS- None listed

NEW BUSINESS- 2019 Master Plan reexam

Chairman Lippincott: Martin Truscott of T&M is prepared to go over the proposed 2019 Master Plan Reexam

Ryan Yost swear in Martin Truscott of T&M Associates

Professional Planner employed by T&M associates in Middletown NJ

Good Evening Everybody I am going to walk you through the master plan reexamination report that you have had the chance to review which was prepared by myself and Stan Slachetka of T&M. I am not going to spend that much time on it I am going to spend about 10 -15 minutes on it I am going to walk you through and sort of hit the high points and sort of go through it with you. I will probably spend most of the time on the rezoning recommendations but we will sort of go through quickly. Let me first talk about the noticing this is a public hearing that we sent notices and copies of the master plan reexamination report drafts to the Ocean County Planning Board, the New Jersey Pinelands Commission and the New Jersey Office of Planning and notice was sent adjoining municipalities of Ocean Township. Before I go into the actual contents just very quickly let me just talk to you about what a reexamination report is. I know some of you may have been here for the 2015 report but for those of you who hadn't let me just quickly tell you that a reexamination report is a document that is required to be prepared for the basis for your master plan to make your ordinances valid and required to be done every 10 years so technically since your last one was done in 2015 you don't have to do one until 2025 but the township has decided that there are certain changes they want to make and recommendations according to map changes so they have done something a little sooner and that is normal in many towns to do it a little more frequently than other towns that do it every 10 years; so that's what's required by the Municipal Land Use Law. A reexamination report is something that help keeps your master plan valid in terms of current trends and so that the assumptions and the policies that are in your master plan are looked and determined whether it is still current and valid of what is going on in town. That way your master plan doesn't become a dusty old document that sits on a shelf that no one refers to it or it is so out of date and it doesn't matter anymore so that's the purpose of it. So that is what this document is all about.

The remainder of the presentation made by Martin Truscott of T&M Associate's was going through the actual plan and highlighting the proposed changes.

Mr. Beck raised his concern for the conditional use ordinance and the lack of conditions noted. Jason Worth along with Martin Truscott commented on how to address that concern and the procedural process to move forward.

Discussion took place regarding the First Aide building.

Mr. Beck made a motion to open the meeting to the public, Seconded by Aaron Shapiro, All in favor, Ayes

Meeting was opened to the public; No one came forward to make comment.

Mr. Beck made a motion to close the public portion of the meeting, Seconded by Aaron Shapiro, All in favor, Ayes

Aaron Shapiro made a motion to make a favorable recommendation to the Township Committee to move forward with the Master Plan Re-Examination, Seconded by Shawn Denning, Jr. Shapiro, Denning, Boulderstone, Beck, Bonamassa, LoParo, Sneddon, Lippincott.

Ryan Yost stated that a resolution was prepared in anticipation that the plan would be acceptable. Members requested a 10 minute recess to read over the resolution before voting on the resolution.

Bill Sneddon made a motion to close the meeting for a short recess which was seconded by Shawn Denning, All in Favor, Ayes

Board took a 10 minute break to allow the member's time to read the prepared resolution.

Motion to reconvene was made by Shawn Denning, seconded by Robert Beck, All in Favor Ayes.

Resolution 2019-06-PB, Ocean Township Planning Board Resolution Adopting 2019 Master Plan Reexamination Report and Recommending it to the Township Committee for Further Action.

Motion made by Aaron Shapiro to approve Resolution 2019-06-PB, seconded by Robert Beck. Roll Call Shapiro, Beck, Bonamassa Boulderstone, Denning, LoParo, Sneddon, Lippincott.

Motion made by Robert Beck and seconded by Bill Sneddon to open the meeting to the public for public comment, All in favor, Ayes.

Motion made by Bill Sneddon To close the meeting for public comment, seconded by Robert Beck. All in favor Ayes.

Motion to close to meeting was made by Bill Sneddon, seconded by Shawn Denning. All in Favor, Ayes