

Township of Ocean Planning Board Meeting Minutes

August 6, 2020

Prepared by Corinne Anderson

Start Recording: 7:01:11PM

Chairman: Good evening, welcome to the planning board meeting. Just a couple housekeeping issues, we will have a public comment section tonight as we always do. We are going to ask that people speak no longer than five minutes during their time and depending on how many people are here, we ask that only one person speak per household as the representative of their household. And of course, due to the COVID-19 concerns, chairs have been arranged and spread out. I would like to mention that Laurie, our secretary, and Steve Yost, our attorney, has spent a lot of time, as has the department of public works, following the regulations, which have almost been changing by the hour, in setting up everything.

I just point that out, because we do have to ask everybody to keep you mask on at all times and do the distancing and spacing that is required now by our state government. And I just ask that you bear with us (inaudible).

Pledge of Allegiance

Chairman: Laurie, open public meeting stats.

Laurie: Pursuant to the provisions of New Jersey open public meetings act the notice of the meeting has been properly provided by sending copies of the notice of the meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on a bulletin board in the administration building.

Chairman: Okay. Roll call.

Beck:

Bonamassa:

Boulderstone: Here

Denning: Yes

Dodd: Here

Kavka: Here

Lippincott: Here

Petrosilli: Here

Shapiro: Here
Sneddon:
Sweeney: Here

Laurie: Let the record reflect that the professionals present are Steven Yost from Haines & Yost , Jason Worth from T&M Associates, and Steve Glennon from Taylor Design Group.

Chairman: Okay, our first order of business would be item number 5. Approval of the minutes from the Zoom meeting of June 4, 2020.

Voice: Motion

Chairman: Do we have a second?

Voice: Second

Chairman: All in favor?

Ayes

Chairman: Okay, for the record we have no bills to approve. There is a list attached of all the correspondence we've gotten. Laurie has everything if there are any questions or any issues like that please check with her. Resolutions, we have none at this point. Informals none. Old business none. Which brings us to new business, and our first order of business will be item A, Docket 0519PB Mandrake Properties. Mr. Yost, would you like to make a comment on that before we get going?

Yost: Yes, just a brief statement, I am sure most, if not all of you are aware that this application came on back in March. There was a notice problem, so we are having a hearing tonight, and even though much of it will sound familiar to you. Everything that happened is an anomaly from a legal standpoint. What we are doing tonight, is presenting the application as if it was never heard. Because any approval or denial has to be based on evidence that is in the record. And so we have to make a record tonight that supports the board's actions. So this is a fresh, new public meeting on this application as if it was never presented and like you to keep that in mind and approach it from that standpoint and not take for granted anything discussed in the last meeting. Give this application a full and fair hearing based on what you hear tonight. Thank you.

Chairman: Okay, very good. So if you;d like to give us your name and information, sir.

Hock: Thank you Mr. Chairman, my name is Gregory Hock, an attorney from Johnson Day in Egg Harbor and Toms River New Jersey. I am here on behalf of Mandrake Properties, FLP, the owner of the lot in question also principal, Tom Bergstrom, Mr. Bergstrom is here tonight. We'll

be presenting some testimony from him tonight, our professional engineer and planner, and Mrs. Looney, who is present here as well. This application, as your agenda indicates Block 241.11, Lot 12.03 and 12.09. A brief history, this matter started back in 2000, when the town began redevelopment, in 2019 the applicant approached the town and asked for consideration for a specific redevelopment plan. There were hearings held and ultimately the entity recommended a plan that the governing body adopted, also in 2019, what we usually call a site specific redevelopment plan. That plan was adopted and was an overlay of certain zoning requirements and additional permissive items that are relevant just to the lot, two lots, so it's really developed to address this problem. The redevelopment law requires us then, after the plan is adopted, in the nature of what they call an overlay, so it is like its own zoning ordinance but works with your existing zoning ordinance. That plan requires us to come back before the planning board, which is why we are here tonight to relay the technical issues and site issues surrounding the use and structures and site improvements we are seeking approvals for.

From the whole perspective this is a contractor's office and storage use. It is permitted by the redevelopment plan, our goal in this design was to comply, as best we could, nearly 100%, with the requirements of that redevelopment plan as it was adopted specifically for this site by the governing body.

We are going to go through those items with, hopefully answer all your questions as we go through, as far as relief, I think all we need tonight is a small (inaudible) variance for one of the setbacks. 90 feet is required, we're 88-point-something, about a 14 inch give or take variance. And that really is, as you'll hear, is due to the architectural feature of the building, if we were to remove that, we would comply but think it would look better, and is a great trade off for the minimus of the variance or bulk variance. Other than that, we hope to show you that we are complying with the redevelopment plan as adopted and ask for your approval tonight. With that, I ask that you have our engineer, Mrs. Looney sworn in.

Yost: You swear to tell the whole truth, so help you god?

Looney: I do.

Yost: Can you tell us your name and address for the board secretary and also tell us what professional credentials you have.

Looney: Millis J. Looney, O'Donnell, Stanton and Associates. 1705 Route 37 Toms River. I have a bachelor's degree in civil engineering for Rutgers University. I have had my professional engineering license since 1992 and have testified throughout NJ.

Chairman: Thank you.

Hock: Before we begin, I'd like to say, thank you for the board for your efforts, for holding this meeting first off, (inaudible) and Steven Yost for working with us step by step (inaudible). Mrs. Looney, your office prepared the plan for review, is that correct?

Looney: Yes

Hock: (inaudible question)

Looney: Yes

The applicant is proposing 14 total contractor warehouses/offices in two buildings, 30 garden spaces, stormwater management facilities, landscaping, lighting, and ancillary site improvements.

Hock: Have you had a chance to review all the professional comments pertaining to the Taylor Design letter and T&M Associates review?

Looney: Yes

Hock: Okay, let's start with the letter from T&M, prepared by T&M 12/20, revised 1/8/20. A few suggestions and comments that -- specifically paragraph two.

Looney: We're providing the contractors warehouse, which Mr. Hock has mentioned which is part of the redevelopment plan and we will comply with all requirements that were outlined in the redevelopment plan. All the requirements are located in T&M letter, page 3 item 2, and we will comply with all of them.

Voice: Just one point of clarification, the item in your plan says no fabrication of products. Are you able to comply with that being a contractor warehouse, with a possible HVAC contractor?

Looney: Or gutters, or stuff like that. So minor things.

Hock: So possibly they can do gutters, duct work, incidental stuff like that. You won't participate in any odors or fumes or anything like that?

Looney: No.

Hock: Next thing, I'll ask you questions about the zoning requirements. You've met all of the requirements, correct?

Looney: Yes, with the exception of the rear yard set back to the building parallel to Seminole avenue. 90 is required, we have 88.8 feet, that came up at the redevelopment portion of this project where we were requested to have bump outs for the building, to make the building more aesthetically pleasing. So by putting that 2 foot bump out it requires a variance, however this has no impact, behind that building is wetlands, and a wetland buffer so there will be no construction, no building back there, it won't affect anybody.

Hock: In your opinion, the benefits of the architectural enhancements of the building outweigh (inaudible) that this could cause.

Looney: Yes

Hock: (inaudible)

Looney: Yes, and we will have the architectural plans revised accordingly.

Hock: (inaudible)

Denning: Before we move on from that, the requirements of the redevelopment plan, will there be any boats or RVs stored on the property?

Looney: No

Denning: Any unlicensed vehicles at all?

Looney: No

Denning: (inaudible question/comment) Also, there won't be any automotive repair (inaudible, cup falling).

Looney: No

Denning: Okay

Hock: There were many restrictions on page 3, other than minor clarifications we're going to comply with those. I'll go on to the access part of the application.

Looney: We have the 30 parking spaces that are required, they are shown on the plans. We provided a truck turning radius which addresses the garbage pick up. However, the one dumpster is located (Looney indicating on map) west side, east side of the entrance. It would not be accessible by the entrance, they would be wheeled out, 4-ft cubic yard dumpster, rolled out, picked up, and rolled back into place. As far as the truck turning radius for the fire trucks, I would like to defer that comment to the fire bureau, because we cannot accommodate a fire truck, but I don't believe a fire truck could pull in if those buildings are on fire. If we can defer to the fire bureau if that's ok.

The access drive, coming in off of Seminole, is 24 ft wide, then as you go around to the back in flares around to 35 feet and that is just for the garbage trucks.

Voice: The parking lot complies with the redevelopment plan?

Looney: Yes

Voice: As for the pergolas and bollards, are you suggesting the removal of the bollards will be easier for snow removal?

Looney: Yes. We have the areas, or the areas will be striped off where you can't park. As far as the bollards it becomes an issue with the snow plowing, right now our client has 5 contract warehouses and no bollards and no issues at any of those locations, so we would like to maintain that at this location also.

Voice: Any utility services (inaudible)

Looney: Yes

Hock: (inaudible)

Looney: Yes

Hock: In front of the building is all going to be paved, so you will be mapping out the areas that are parking for that, there will be defined parking spaces in front?

Looney: That is correct.

Hock: I think for the most part, the doors (inaudible)

Looney: Yes

Voice: (inaudible question regarding curbing)

Looney: We'll revise so everything is concrete, we had it mixed before. But it will all be concrete curbing.

Hock: On paragraph 4, on page 5, handicap parking stall.

Looney: We have two handicap parking stalls - if you want them to be separated, we can certainly look into that, to provide them in two separate locations.

Yost: Excuse me, I'm going to stop you there for a moment, we're referring to a map here, I think we should mark it into evidence. And if you can tell me, identify it for me, why don't we mark it A-1.

Hock: This is the final site plan on page 118 revised 9/9/19.

Yost: Thank you, A-1.

Voice: I do have a question about the handicap placards, it seems to be that this is a pretty big site. If you put them together, it kind of chokes off that corner unit. I would be concerned about people parking there who aren't handicap, or if you're parking in that corner you may be parking illegally.

Looney: We could move them.

Yost: Let's swear in Mr. Bergstrom now, if he's going to chip in. Mr. Bergstrom, do you promise to tell the truth so help you god?

Bergstrom: Yes

Yost: And for our board secretary, your name and address please.

Bergstrom: Thomas Bergstrom; B-E-R-G-S-T-R-O-M; 1407 Isabella Court, Toms River, NJ 08753.

Yost: Thank you.

Denning: I know a lot of people get concerned about this kind of development because of parking and trucks being all over. Would the homeowner, I'm sorry landowner, be willing to turn over parking enforcement to the police department. To allow for fire lanes and recreational vehicles.

Bergstrom: Normally, what we do, I call it Ttile 39, we allow police to enforce the law of motor vehicles on the property.

Denning: Excellent, thank you.

Hock: Comments regarding a right turn only at the site.

Looney: Yes, we'll provide that.

Hock: We talked about the second trash, for the roll out that will be accessible for the truck.

Looney: Yes

Hock: Traffic analysis comments, I understand this is a comment only. That part may be a concern of the board.

Looney: No, that report was submitted back in December, and I believe Mr. Worth, was that acceptable?

Worth: Yeah, we initially issued a review letter on December 20th, we did get a revised traffic report which is why we revised our letter for January 8, 2020. The comments that we had in that original review were addressed, and I believe you testified that the intersection now compiles with the level of service it is required to provide.

Looney: That's the correct, as outlined in Donna Gray's report.

Hock: Moving on then to, storm water. How are we handling that

Looney: For stormwater, we have one basin in the front which (inaudible, while Looney pointing to map) in the process of getting Ocean County Soils approval also. As far as these comments, there is some nitty-gritty stuff, I'd like to work with Mr. Worth, if that is OK with you to make sure that we comply with everything and make him happy with the stormwater that we're proposing.

Hock: (inaudible)

Looney: That's correct.

Worth: I wouldn't object to that, as long as the comments that we have relative to the stormwater report that match the State's stormwater standards for design for pre and post construction. So as long as the applicant can demonstrate that they are following all the rules and regulations, yeah.

Assuming that (inaudible) is there also a recharge basin on route 9 section?

Looney: No that was eliminated, we got additional soil borings and it wasn't an acceptable location to put a basin.

Denning: Question, so now that there is no longer a basin on the route 9 section, do you plan on leaving the foliage there or do you plan on mowing it down and replant.

Looney: We don't want to mow it down. We would love to keep it, I think that was one of Taylor Design Groups comments, and we would like to grade as little as possible and maintain as much as the existing vegetation that we can. Three trees that we are putting and additional landscaping, and I know this is preliminary but I'd like to work that out with the design group. With the grading and everything that is a detail that we can work on.

Denning: And with regards to the fencing that goes around it the stormwater pit, is that split rail fence?

Looney: Yes

Denning: Ok, no chain link fence?

Looney: No

Denning: Oh thank the lord. It looks terrible, and I'm not sure it serves any purpose other than being a maintenance hazard.

Looney: No, it just collects the garbage.

Voice: Of course, condition of the approval of the utility department (inaudible)

Looney: Yes

Worth: One thing I do want to bring up to add to the record. More and more the State for their stormwater permits requiring townships to have a receipt (inaudible) even private sites for stormwater maintenance and active debris to provide annually all copies of the maintenance records and provide them to the town.

Hock: We'll get into landscaping, lighting and signage, we touched on landscaping. (inaudible)

Looney: (retrieves plan)

Yost: Mrs. Looney, why don't we go ahead and mark that A-2, and tell me what that is, please.

Looney: Okay, this is the preliminary tree management plan, revised 9/9/19, (inaudible).

Yost: Thank you.

Looney: We have six trees along Seminole and along route 9 and (inaudible) basin (inaudible). Design Group's review and also T&M's.

Voice: (inaudible)

Looney: Absolutely

Hock: The lights, will there be any off-site spillage?

Looney: There is spillage

Hock: As far as after hours, Mr. Begstrom can comment, (inaudible) operational, as far as lighting after hours will be security lighting.

Begstrom: We aren't going to leave the overhead parking lot lights on. It will be an individual night light on every unit. It's going to be on the master electric meter.

Clune: I'm sorry I can't hear you, hard enough with these masks.

Bergstrom: We're not going to leave the host lights on. What I plan to do is that there is going to be an individual, probably a forty-watt light outside each unit that will be on the master utility meter on the property for security lighting.

Hock: So the ornamental acorn lights will be off after hours, correct? (inaudible)

Denning: So the light emanating indoor lights and door, they're all going to be off after hours?

Bergstrom: Yes

What about the sign, will that be illuminated.

Bergstrom: No

Voice: I think the exact sign

Bergstrom: I was planning on a 4x6, what I've done in the past is divide it up into 6in sections for half the sign and let people, tenants, put their own adhesive decals on one little part of the sign, but it is not illuminated.

Chairman: Just a follow up on the lighting, so the building mounted lighting will be dawn to dusk?

Bergstrom: Say again

Lennon: The dusk to dawn, the building mounted lighting.

Bergstrom: The dusk to dawn will be the security lighting, generally I use 40-Watt bulbs so it's not really bright, but it's enough for security light.

Yost: Excuse me, I have to interrupt again, Mr. Lennon we have to swear you in since that wasn't done because the last meeting never happened.

Lennon: Okay

Yost: You promise to tell the whole truth so help you God?

Lennon: Yes

Yost: Can you please tell us what your credentials are as a professional?

Lennon: I have a bachelor's in science in landscape architecture from (inaudible) University, I've been practicing landscape architecture in New Jersey for over 35 years and a professional planner.

Yost: You are licensed in the state of New Jersey?

Lennon: Yes

Yost: Thank you.

Lennon: And then for the pole mounted lighting, that is operated by photocell with timer?

Bergstrom: Photocell with timer correct, that would probably shut down around 9PM or so.

Lennon: Thank you.

Hock: Again looking at paragraph 3 (inaudible) 4 foot solid vinyl fence, we are looking for a minor waiver for that since the wooden fence as discussed with some landscaping accent will look better than that. (inaudible) Is that correct?

Looney: That's correct.

Worth: And there is the fence proposed between the site and residential property can you confirm what it is made of?

Looney: Yes, six foot high vinyl fence on the property, facing the other properties.

Hock: And relative to signage, while we are still on that topic. Will there be any signage on the building for each unit?

Looney: Yes

Bergstrom: For each individual unit I allowed them to put approximately a 2'x4' sign over their overhead door.

Hock: Yeah, and just for the record, the redevelopment plan does allow a maximum sign area for each individual wall sign shall not exceed one square foot for every linear foot inside that unit, so we will comply with that.

Dodd: Clarification please, the sign over the overhead doors or the opening door.

Bergstrom: Overhead

Dodd: Overhead, thank you.

Voice: The garage door.

Bergstrom: Yes

Hock: The next comment is some technical items (inaudible), correct?

Looney: Yes

Hock: And you'll comply with the concrete specifications?

Looney: Yes

Hock: And consolidate the lots as required by the board, pay all fees (inaudible)

Denning: Curbing and sidewalk will be done on route 9 and Seminole, correct?

Looney: There is curbing out there now, but yes we will be putting sidewalks on both.

Denning: Ok

Hock: Alright, moving on to the Taylor Design Letter, that is dated January 16, 2020. Can we review that?

Looney: Yes

Voice: Page 1 is a descriptive, page 2, paragraph 3 there is information on the site. We can review that (inaudible). Specifics of the use, as well (inaudible)

Looney: Yeah, vinyl fencing will be gray to match the building as requested. The suggestion to have the post and rail instead of split rail, we will comply with that. I believe the wall signage Mr. Bergstrom already addressed.

Yost: I'm sorry, just a second, Laurie are you picking this up on the mic?

Clune: Yes

Yost: Ok, sorry, I just want to make sure you're loud enough. We have to make minutes with this and we have to make sure where we have spots where we don't know what people are saying.

Looney: I understand. Okay, then there is the trash enclosure grates will be constructed of metal frame as requested. And again, keeping in with the colors of the facade.

Hock: As the architectural materials, we'll address that.

Looney: Yes

Hock: In paragraph 2, in terms of the bollards, you've addressed that already.

Looney: Yes

Hock: You talked about that, the lighting, a similar testament there. Paragraph D3 discussed fixtures. Landscaping comment as well, (inaudible).

Looney: Yes

Hock: Street trees, the only irrigation there is the sidewalk (inaudible)

Looney: Yes

Voice: To clarify on item 2, the conditional buffering along route 9. The starting point would be to try and save the existing vegetation that we already have as much as possible, I'm sure there is (inaudible) and a drainage pipe going through there, seems like there is probably enough room to (inaudible). Always better to start there with the existing vegetation.

Looney: Yes, hopefully we can work together here and come up with something we can both agree on.

Voice: Just looking at preliminary (inaudible)

Voice: On to the irrigating site.

Looney: Yes

Voice: And in regards to the seeding issue (inaudible)

Looney: Yes

Voice: Aside from that (inaudible). Any specific questions before we move on to the professionals?

Denning: Just one other thing we noted previously that there were some plant (inaudible) across the spillway. (inaudible)

Denning: Directly beyond the emergency spillway, may not be advised for planting, the ground cover there may need to be riff raff or something else (inaudible) that emergency spillway out into Seminole avenue.

Looney: So we will eliminate the plantings directly in the spillway, correct?

Hock: Correct.

Voice: Any other questions in regard to this testimony (inaudible)

Lennon: On the lighting comments, you guys will comply with all that.

Looney: Yes. For the lighting comments, D-1, we will be reducing the LED light strength, we may have to increase the number of lights in order to accommodate or achieve the minimum foot candles (inaudible)

Denning: Well, let's look into that. When you get up to the 4,000-5,000, that gets really bright white. Trying to get away from, getting closer to 3,000.

Hock: Softer light, might be an extra on or two of them.

Voice: Any literature on that (inaudible).

Denning: Seems unnatural.

Denning: Okay, Mr. Bergstrom, he is already sworn.

Voice: (inaudible)

Bergstrom: Yes

Voice: (inaudible)

Bergstrom: Yes

Voice: (inaudible)

Bergstrom: Tenants, my existing tenants, which I would expect pretty much the gambit of who would be coming to this place, would include, I have a plumber, electrician, mason, a gentleman who sells medical supplies, a carpet installer, I have a importer/exporter, GM Carpet Care.

Voice: (inaudible)

Bergstrom: No, if I get one that is a problem, he does not remain a tenant.

Voice: Safe to say (inaudible)

Bergstrom: Yes

Voice: Again, because you are the landlord, you will be maintaining the land, correct?

Bergstrom: Sure

Voice: These aren't sold off, you are a non-profit?

Bergstrom: Yes

Voice: Could you sum up for the board, the aesthetics for the building smnf type of material you are planning on using for construction/

Bergstrom: If the board wants to see it I can hold it up, but it will be double four gray vinyl siding with a timberline style roof. With gray, weathered wood, mostly gray to compliment the gray siding with white trim and soffit and white gutters.

Voice: Two tone, lighter gray to darker gray. Can you explain what that is?

Yost: We'll mark that A-3 for identification.

Bergstrom: The darker gray is the face block that runs approximately eight feet around.
(inaudible)

Voice: So a different type of rock (inaudible) in the middle.

Bergstrom: Yes

Voice: And of course we are going to incorporate the dormers, shutters, and overhangs. Correct?

Bergstrom: Yes

Voice: Can you describe the overhang and dormer purposes?

Bergstrom: They are both for protection from the elements when you're trying to get your keys out and get in the door, but also they're a nice aesthetic feature.

Voice: Can you show us where one of the lights you were talking about, the security lights, are?

Bergstrom: It would be next to each main door.

Voice: So almost in nature like a porch light when you come home.

Bergstrom: Sure, yes.

Other than that, (inaudible) agree to the development plans, parking requirements, and materials, and all the items, no objections to that, correct?

Bergstrom: Yes

Voice: Any other questions?

Dodd: Yes, the back of the building is what is facing out, correct?

Bergstrom: The back of the building is facing route 9, yes.

Dodd: Was there any consideration of shutters for the windows to add to that.

Bergstrom: Yes, we had agreed to that at the last meeting that didn't count.

Dodd: I know, just wanted to bring it up again.

Bergstrom: Yes

Voice: And, I guess the to screen as much of that as possible.

Bergstrom: Yeah, in any project I try to maintain as much as the original vegetation as I can. With respect to the grading as much as I can. It is cheaper to leave the existing, mature stuff than to tear it down and replant it.

Lennon: One suggestion I had, that might help, that the front elevation is that if the dormer and the windows, I think right now those are sort of centered on the space for each tenant, if those dormers and the windows could be shifted over they align more with the, no, with the, yes, that would make it look more like a townhome, almost. I have this part and the garage.

Bergstrom: You know, I like your idea of shifting the dormer over to the area over the man door, but I think the symmetry would be thrown off the windows.

Lennon: I encourage you to look at that, I think it would start to organize that.

Voice: It would remain the same.

Lennon: Yes, same quantity, just putting it in a different location. And it would help sort of give it a vertical order of the building.

(inaudible discussion)

Bergstrom: If it looks fine and it doesn't look out of symmetry, than sure I'd be happy to.

Dodd: Are the windows in conjunction with the upstairs.

Bergstrom: There is no upstairs, it is just for light and aesthetics.

Dodd: Fine

Denning: There is no lighting at the back of the building, correct? The rear of the building on the route 9 side with the woods.

Bergstrom: I wasn't planning on it, no.

Denning: I didn't see a reason for it, just asking for a clarification point. You see a building and you go what the heck is that light for.

Bergstrom: There is no point because there are no entrances or windows for that matter for them to even break into.

Denning: I've learned from these applications that sometimes you have to ask the silliest, most obvious questions, because things pop up.

Lennon: For the rear elevation, is there anything that they could do for the vertical piece of siding to help break up the horizontal.

Bergstrom: What we did, which is the reason for the variance, it doesn't show on this, this is the old one. We bumped out the old center of the building two feet to break up that facade.

Lennon: Right, but I think in addition to that, would introducing a vertical siding element?

Bergstrom: With the bumpout and the shutters, which are not reflected on this drawing, I think that would be pretty impactful. You have the difference in the colors and textures too between the front and side.

Lennon: Right, and that helps on the vertical aspect, but the length of building is really, just trying to break that up. And breaking that plane certainly helps that.

Bergstrom: Which is why we did the bump out, which would be fifty-foot bump out.

(inaudible discussion)

Lennon: So breaking up the vertical beyond what you proposing is,

Bergstrom: I am not proposing vertical, no.

Denning: Would it help with the size of those bump outs, not in addition to

Bergstrom: You don't really see them.

Denning: If you're traveling north or south, driving your car you are going to look and see the same thing.

Bergstrom: It's only a two-foot bump out, it's not much to see, if you're going past at 50 miles/40 miles an hour.

Lennon: That's kind of my point, the bump out, there isn't much there, so when you are looking directly at the building it is going to pretty much look like it is one continuous plane.

Bergstrom: How about, on the bump out, I put a reverse A in the bump out. Which in fact is a dormer, which would really break it up.

Lennon: Yeah, I mean that certainly helps. It's just a very long bar, you know.

Bergstrom: Yeah, if I put a bump out and a reverse A on it, it will look like a larger version of that.

Lennon: I think that is worth taking a look at. It might be such a shallow pitch, but I appreciate that effort of you taking a look at that as an improvement or an add on. To me, breaking up the vertical with the siding would be easier for you.

Denning: I think, the building that faces route 9, is the (inaudible) concern.

(inaudible)

Chairman: 90% of the people who see the building will see the building for route 9.

Bergstrom: And hopefully we will maintain as much of the existing vegetation as we can so they won't see it.

Hock: I would think if you do anything, not proposing anything because I think it would cost a fortune. (inaudible) An impression comes in, we have texture into it, will quadruple the price. But I think honestly, that is fine. It is going to be broken up, with the reverse A, I think it will be

enough to kind of add some texture to it. But it's a big long gray building. Without going crazy and kind of putting (inaudible) vertical siding is expensive.

Lennon: No I'm not saying vertical siding, just saying the same sort of true piece that you put on the corner and siding guides into that, you can sort of do.

Lennon: As a vertical sort of make these look like townhomes.

Denning: Like a transition piece. So you have a 12ft length of dutch slab or 50ft whatever, and then a flat trim piece. I thought you were proposing vertical siding.

Lennon: No, same siding, just a vertical piece maybe at each unit.

Voice: Like a dark gray?

Lennon: Start breaking it up like that.

Lippincott: And over time I would think if the foliage is thick enough, and it grows, you'll see less and less of the building anyway.

Bergstrom: Yes, hopefully, you're not going to notice much of it at all.

(inaudible side commentary)

Lennon: But now we can take a look at that, the dormer or thinking the siding is the better way to go.

(inaudible)

Lennon: Very good.

Bergstrom: Any other questions?

Lippincott: Any other questions, okay for the record why don't we open it up for public comments on this proposal specifically.

All in favor?

(Ayes)

Lippincott: For the record, I see no member of the public wishing to speak on the project, so we will close public comment. Motion to close.

Voice: Motion

Lippincott: All in favor?

(Ayes)

Lippincott: Any other board discussion or questions for the applicant.

Voice: No, thank you, again.

Lippincott: Jason anything?

Worth: That covers all of our comments. Obviously, they have agree to all of the requirements in our letter. So if there will be any approval, than that approval will be conditional upon their testimony and (inaudible).

Lippincott: Steven, anything?

Lennon: No.

Lippincott: Okay, so I guess to we have a motion to approve the project?

Voice: Motion to approve the project with conditions.

Lippincott: Okay, very good.

Shapiro: Second.

Lippincott: Okay, roll call.

Laurie: I'm sorry, was that Shapiro?

Lippincott: Yes, Shapiro

Clune: Denning

Denning: Yes

Clune: Shapiro

Shapiro: Yes

Clune: Boulderstone

Boulderstone: Yes

Clune: Dodd

Dodd: Yes

Clune: Petrosilli

Petrosilli: Yes

Clune: Sweeney

Sweeney: Yes

Clune: Kavka

Kavka: Yes

Clune: Lippincott

Lippincott: Yes

Bergstrom: Thank you

Lippincott: Okay, thank you, good luck.

Bergstrom: Thank you for coming out, everybody.

Lippincott: Next order of business the ordinance 2020-11, ordinance of the township of ocean. Basically, this is for the medical marijuana dispensary, I guess. Do we need to read this into the record Laurie?

Clune: I don't believe so.

Lippincott: Okay, has everyone been able to review this ordinance?

Clune: It was in everyone's packet and emailed to them.

Lippincott: Okay

Worth: I can add a little bit of background, as far as the planning board role in this ordinance. Because this is an ordinance that affects the zoning chapter and land use elements of the township code, the ordinance has been introduced by the township committee on first reading, and referred to the planning board. And the planning board's function is to confirm that the ordinance is consistent with the township's master plan element. And with that, that is what the board determines. A letter or memo can get sent to the township committee and moves on to them for adoption at second reading at one of their township meetings.

Worth: And having read it, and reviewed the master plan. I will offer the board that it does meet the general development goal of the (inaudible) updating the permitted uses and zones in the township, providing a sense of services to the residents (inaudible) maximising the economic benefit of resource-based development in the township. So it does meet several of the goals listed in the master plan.

Lippincott: Very good, okay, any questions or discussion on this?

(no responses)

Lippincott: Okay, do we have a motion to approve it? Anybody want to make a motion?

Baulderstone: I'll make a motion to approve it.

Lippincott: Okay, and do we have a second?

Voice: I'll second.

Lippincott: Okay, roll call?

Clune: Boulderstone

Boulderstone: Yes

Clune: Kavka

Kavka: Yes

Clune: Denning

Denning: Yes

Clune: Dodd

Dodd: Yes

Clune: Petrosilli

Petrosilli: Yes

Clune: Shapiro

Shapiro: No

Clune: Sweeney

Sweeney: Yes

Clune: Lippincott

Lippincott: Yes

Lippincott: Okay, very good. Again, for the record, we will open for public comments. Do we have a motion to-do so?

Denning: Can we consider a different venue. This format is not acceptable to me. To not be able to see other board members, to not have adequate seating. Maybe at the firehouse or the school. Somewhere, where we can spread out. I don't think we necessarily have to be six feet apart, we're working together as long as we're wearing masks we should be okay. But again, if we are

going to be six-feet apart we need to be somewhere we can adequately communicate with one another. It is also hard to hear everybody, you know I'm over here, Mr. Petrosilli is over in that corner. It's not very conducive to working. For a much more complicated project I would be (inaudible)

Lippincott: Sean, I share your concerns, I really do. One thing, in all fairness, point out, is that the rules were different two days ago, than they were today setting this up. At the point I loosely passed on the idea of the firehouse but it did seem like you could spread out there. But for this meeting, Laurie and company really did everything humanly possible to make it work the best they could. But perhaps in the future.

Denning: Perhaps we could consider from a sanitation standpoint, maybe even do it at the Priff Library () constant cleaning, everyday, and for a level of comfort for people and great for working. It also has technology capability and PA system is all there. Just something to think about.

Lippincott: Perhaps, Laurie can pass that onto the powers that be, the administrator or to the township committee. But again, I share your concern, that I do know that from the phone calls, that they did a lot of work, coming in with tape measures and everything. Okay, anything else? Play for the record we opened for public comment, there is no one out there, nobody wishes to discuss for us, for the record to show. So just to be official, motion to close public comments?

Boulderstone: Motion to close.

Lippincott: All in favor?

(Ayes)

Lippincott: Okay, anything else. Motion to adjourn?

Dodd: Motion

Lippincott: Second

Voice: Second

Lippincott: All in favor?

(Ayes)

Close of Meeting: 7:56 PM