

Township of Ocean Planning Board Meeting Minutes

January 7, 2021

Prepared by Corinne Anderson

This meeting was held virtually via Zoom Meeting

Agenda: <http://twpoceannj.gov/PB/2021/PB-agenda-reorg-010721.pdf>

Re-Organization

Clune calls the reorganization meeting to order.

Pledge of Allegiance

OPEN PUBLIC MEETING ACT STATEMENT:Pursuant to the provisions of the New Jersey Open Public Meeting Statement 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.

ROLL CALL

Beck: Here

Bonamassa: Here

Denning: Here

Dodd: Here

Kafka: Here

Loparo: Here

Petrosilli: Here

Shapiro: Here

Sneddon: Here

Sweeney: absent

Lippincott: Here

New members, sworn in.

NOMINATIONS:

Chairman

Don Lippincott, nominated by Shapiro, seconded by Sneddon/Denning.

Roll Call:

Denning: Yes
Beck: Yes
Bonamassa: Yes
Dodd: Yes
Kafka: Yes
Lippincott: Yes
Loparo: Yes
Petrosilli: Yes
Sneddon: Yes

Meeting was handed off to be directed by Lippincott, as Chairman.

Vice Chairman

Aaron Shapiro, nominated by Beck, seconded by Sneddon.

Roll Call

Beck: Yes
Sneddon: Yes
Bonamassa: Yes
Denning: Yes
Dodd: Yes
Lippincott: Yes
Loparo: Yes
Petrosilli: Yes
Shapiro: Yes

Alternate Secretary

Diane Ambrosio nominated by Petrosilli, seconded by Shapiro.

Roll Call

Petrosilli: Yes
Shapiro: Yes
Beck: Yes
Bonamassa: Yes
Denning: Yes
Dodd: Yes
Loparo: Yes
Sneddon: Yes
Lippincott: Yes

Attorney

Steven Yost nominated by Petrosilli, seconded by Shapiro.

Roll Call

Petrosilli: Yes

Shapiro: Yes

Beck: Yes

Bonamassa: Yes

Denning: Yes

Dodd: Yes

Lippincott: Yes

Loparo: Yes

Sneddon: Yes

Conflict Attorney

Bernstien & Associates nominated by Shapiro, Petrosilli seconded

Roll Call

Shapiro: Yes

Petrosilli: Yes

Beck: Yes

Bonamassa: Yes

Denning: Yes

Dodd: Yes

Lippincott: Yes

Loparo: Yes

Sneddon: Yes

Engineer

T&M Associates nominated by Petrosilli, seconded by Shapiro.

Roll Call

Shapiro: Yes

Petrosilli: Yes

Beck: Yes

Bonamassa: Yes

Denning: Yes

Dodd: Yes

Lippincott: Yes

Loparo: Yes

Sneddon: Yes

Conflict Engineer

CME nominated by Petrosilli, seconded by Shapiro.

Roll Call:

Petrosilli: Yes

Shapiro: Yes

Beck: Yes

Bonamassa: Yes

Denning: Yes

Dodd: Yes

Lippincott: Yes

Loparo: Yes

Sneddon: Yes

Planner

T&M nominated by Shapiro, seconded by Beck.

Roll Call

Shapiro: Yes

Beck: Yes

Bonamassa: Yes

Denning: Yes

Dodd: Yes

Lippincott: Yes

Loparo: Yes

Petrosilli: Yes

Sneddon: Yes

Landscape Architect

Taylor Design Group, nominated by Petrosilli and seconded by Sneddon.

Roll Call

Petrosilli: Yes

Sneddon: Yes

Beck: Yes

Bonamassa: Yes

Denning: Yes

Dodd: Yes

Lippincott: Yes

Loparo: Ues

Shapiro: Yes

**Motion to Adjourn ReOrganization Meeting by Petrosilli, seconded Mr. Shapiro.
All in favor.**

Start of the Regular Planning Board Meeting

Agenda: <http://twpoceannj.gov/PB/2021/PB-agenda-reg-010721.pdf>

Lippincott calls the meeting to order.

Yost and Worth admitted into the meeting. Yost swears in Worth as the Township Engineer, certified in the state of NJ, holds a license and is also a certified planner as well. Licensed since 2011, 2005 graduated from Rowan in Bachelors in Civil Engineering, practicing as a licensed engineer for 10 years, serves as Board engineer on several boards and as Township engineer for several towns. Yost submits that he is qualified.

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 Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the administration building.

Roll Call

Beck: Here

Bonamassa: Here

Denning: Here

Dodd: Here

Kafka: Here

Loparo: Here

Lippincott: Here

Petrosilli: Here

Shapiro: Here

Sneddon: Here

Sweeney:

Approval of November 5, 2020 meeting minutes. Motion to approve by Denning, seconded by Sneddon.

Row Call

Denning: Yes

Sneddon: Yes

Beck: Yes
Bonamassa: Yes
Dodd: Yes
Petrosilli: Yes
Shapiro: Yes
Lippincott: Yes

Approval of the bills, motion to accept made by Shapiro seconded by Sneddon.

Roll Call
Shapiro: Yes
Sneddon: Yes
Beck: Yes
Bonamassa: Yes
Denning: Yes
Dodd: Yes
Loparo: Yes
Petrosilli: Yes
Lippincott: Yes

Correspondence attached for review.

No Old Business

Resolution 2021-1PB- 2021 Profession Services for the Planning Board; Clune reads resolution into the record. Motion to accept by Denning, Seconded by Beck.

Roll Call
Denning: Yes
Beck: Yes
Bonamassa: Yes
Dodd: Yes
Loparo: Yes
Petrosilli: Yes
Shapiro: Yes
Sneddon: Yes
Lippincott: Yes

New Business

Docket 03-20-PB Robert Glennon, (Lighthouse & Crosswind) Block 111 Lot 1.01 Minor Subdivision Time Extension; motion to accept made by Shapiro, Seconded by Denning. *Please note, interruption and discussion to take place*

Roll Call

Shapiro: Yes

Denning: Yes

Beck: No - has a question, applicant shall provide testimony in support of the extension as well as the type of extension sought, possibly how long he seeks that extension.

Clune notes that the applicant does have his attorney present, Mr. Supsie. Yost notes that the attorney should make a comment, the statute of extension is noted in Worth's letter dated 10/30/20, NJASA-40:55B-47. Two paragraphs, F & G, layout a process and a basis that the applicant has the burden of presentation.

Lippincott opens up discussion for Mr. Supsie to make a comment. Applicant is also present in the office with Mr. Supsie.

Supsie indicates that the application is a statutory extension, a time extension of the minor subdivision approval. This board granted an approval of a minor subdivision relating to block 11, lot 1.01, that resolution of approval was dated August 1, 2019. In accordance with the statute the applicant had 190 days to perfect that subdivision approval by having it signed and filed. That didn't take place. That would have allowed him until February 7, 2020 to complete it.

Supsie details the circumstances and efforts performed by Mr. Glennon and his professionals from the date of approval to inform the board what has been completed, where they are, and what they are seeking. Approval granted August 1, 2019, a tree removal permit was required, it was issued on September 3, 2019. a requirement of OC Soils approval, an application was made on October 15, 2019 and approved on October 22, 2019. The Township Engineer requested a sewer line location and capacity calculations be submitted by the applicant's engineer, Edward Angster, submitted by way of plan on November 18, 2019. A requirement to apply for a shed relocation permit that was applied for on November 25, 2019, the plans for that were sealed and submitted for that on November 27, 2019. That permit was issued on December 13, 2019. That same day the shed was relocated. There were plans submitted to Mr. Worth for their review and consideration - Mr. Worth sent a letter dated December 13, 2019 where he asked for some revisions of the plans, not major, 5 revisions. Need for a signature line for the notary and the owner's name and address to be added to the note to the plan, a surveyor certification was to refer to the Title Recordation Act instead of the Map Filing Law, a need to confirm the tax assessor had approved the lot numbers, need for the area where the chairman, secretary and engineer would sign that would refer to 190 days, there was a typo in there and the surveyor's

signature needed to be sealed. That information was sent back to Mr. Angster, who was the engineer in question. Mr. Angster, is about 86 years old and had some circumstances where his wife became very ill and she passed away on December 29, 2019. After her passing, he too fell ill which delayed the process for the applicant to be reviewed and approved. Those plans were modified and reviewed, submitted to the township on January 7, 2020. Unfortunately, that was not enough time for the professionals and township to review the documents and ultimately did not meet the February 7, 2020 deadline. After that, the applicant was notified and plans were sent back, Supsie consulted with is client at the end of March 2020; and then the corona virus hit. Planning board stopped running, and the client was concerned -- some time did pass and then Supsie was re-engaged and brought the application to the board. What I can further advise is that the request of revisions suggested by Worth have all been done. What we are requesting is the board to grant us the extension of 1 year, which would bring us to February 7, 2021. Now a lot of time, but the hope is that if Mr. Worth has those plans, he can review them, indicate whether they are acceptable or if they need revision, we can make the revisions and get sufficient number of plans and mylars for signature and we can get this all done by February 7, 2021. That is our request and application; the request is made based on the age and health of those involved based on the hardships outside of their control (COVID).

Yost requests that Mr. Glennon be sworn in. Audio issues for Mr. Supsie (unable to hear the applications). Yost swears in Glennon. Asks that Mr. Glennon confirm that the Mr. Supsie was accurate in his timeline.

Worth notes that the board has to memorialize today's meeting prior to Mr. Glennon being able to file anything further. The next meeting takes place on February 5, 2021 which is a Thursday, which would only allow for two days for Mr. Glennon to submit paperwork (those days being a Friday and a Saturday) his recommendation is to provide additional time beyond the 1 year request. Mr. Supsie agrees, 3-4 months would be sufficient. Defers to board attorney.

Yost notes under sub-section F, the extension can be extended farther than 1 year based on circumstances, Supsie requests until June 7, 2021 because of COVID delays. Yost notes up to the board. Denning recommends another full calendar year, February 7, 2022. Discussion regarding extension of time being approved takes place.

Motion to open for public comment. Shapiro, seconded by Beck.

All in favor.

No public available for comment.

Motion to close public comment, Shapiro, seconded by Dodd.

All in favor.

Motion to extended application date 5 months after the initial extension (July 7, 2021) made by Shapiro. Seconded by Dodd.

Shapiro: Yes

Dodd: Yes

Beck: Yes

Bonamassa: Yes

Denning: Yes

Loparo: Yes

Petrosilli: Yes

Sneddon: No

Lippincott: Yes

Motion to adjourn made by Shapiro. Seconded by Denning.

All in favor.

End Recording. Next meeting, February 5, 2021 @7PM.