

Township of Ocean Planning Board Meeting Minutes
February 4, 2021

Prepared by Corinne Anderson

This meeting was held virtually via Zoom Meeting

Agenda: <http://twpoceannj.gov/PB/2021/020421/PB-agenda-020421.pdf>

Start Recording: 7:00PM

Lippincott calls the meeting to order, followed by The Pledge of Allegiance.

NJ Open Public Meetings Act read by Clune: 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.

Roll Call

Robert G. Beck: Here

Nichlas Bonamassa: Here

Shawn Denning, Jr.: Yes

Lydia Dodd: Here

Paul Kavka: Here

Ben Loparo: Here

Donald Lippincott: Here

John Petrosilli: Here

Aaron Shapiro: Here

William T. Sneddon: Here

Rita Sweeney:

Clune: Let the record reflect that the professionals present this evening are Steven Yost from Haines & Yost, Jason Worth, engineer from T&M Associates.

Approval of Meeting Minutes for December 9, 2020 and January 7, 2021; motion 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

No bills to approve. Correspondence attached. No informals or old business.

Resolutions:

1. Glennon Property

- a. Shapiro recaps that last meeting it was decided to approve Mr. Glennon's request for an extension on his subdivision application.
- b. Motion to accept resolution made by Beck, seconded by Denning; all in favor.

2. 2021-3 Township of Ocean, County of Ocean Storm Water Control

- a. Worth explains the ordinance, which has been introduced by the Township Committee. The ordinance is an overhaul of the township's stormwater control ordinance in non-pineland areas. The state has completely rewritten its rules on stormwater management. They passed a law last year that requires that town's update their ordinance in conformance with those requirements by March 2, 2021. They are taking a new look at how stormwater is controlled on sites that are developed. The change incorporates more green infrastructure into design standards, looks at impervious coverage in new ways. In the past a stone parking lot could be considered pervious, any drivable surface is now going to be considered impervious, and they have to plan for stormwater management for it a little bit differently. Essentially, the model ordinance put into place by the state, in which we have to comply, in regards to masterplan and conformance with goals and master plan of 2019, which included a goal to incorporate more green infrastructure into stormwater management designs throughout the township. Worth recommends confirmation based on its conformance with master plan and state.
 - i. Petrosilli asks if this includes both commercial and private building new construction. Worth noted that it will affect commercial and residential site plan primarily, not a single-family home on a street. It does mention residential dwellings; there are some recommendations but this ordinance will not put requirements on single-family homes at this time.
 - ii. Beck notes it is in reference to a major development. It only mentions new construction; what about existing? Worth notes it is for moving forward, the major developments previously constructed will not be required.

- iii. Petrosilli, will this affect the formula for impervious coverage. Worth notes it redefines what impervious coverage is. Not for Waretown as we already classify driveways as impervious coverage. No changes to the formula itself.
- b. Open for Public Comment no one present to participate in public comment.
- c. Motion to approve the resolution made by Beck, seconded by Petrosilli.

Roll Call

Beck: Yes

Petrosilli: Yes

Bonamassa: Yes

Denning: Yes

Dodd: Yes

Loparo: Yes

Shapiro: Yes

Sneddon: Yes

Lippincott: Yes

Open for Public Comment, no one present to participate in public comment. No other matters before the board tonight.

Motion to Adjourn made by Denning, seconded by Beck, all in favor.

End of Recording.

Next meeting is scheduled for March 4, 2021 at 7PM.