

# Township of Ocean Planning Board Meeting Minutes

May 6, 2021

Prepared by Ashley Harper

## **Start Recording: 7:00PM**

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

NJ Open Public Meetings Act read by Mrs. 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

Nicholas Bonamassa: Here

Shawn Denning, Jr.: Yes

Lydia Dodd:

Paul Kavka:

Dr. Ben LoParo:

Donald Lippincott: Here

John Petrosilli: Here

Aaron Shapiro:

William T. Sneddon:

Rita Sweeney:

Mrs. 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 March 4<sup>th</sup> 2021**; motion made by Mr. Beck, seconded by Mr. Denning.

### Roll Call

Mr. Beck: Yes

Mr. Denning: Yes

Mr. Bonamassa: Yes

Mr. Petrosilli: Yes

Mr. Lippincott: Yes

**Approval of Bill List;** motion made by Mr. Beck, seconded by Mr. Denning.

**Roll Call**

Mr. Beck: Yes  
Mr. Denning: Yes  
Mr. Bonamassa: Yes  
Mr. Petrosilli: Yes  
Mr. Lippincott: Yes

**No informals, No old business, No resolutions**

**New Business** – Docket No. 02-20-PB- Robert Lange Jr. 16 Keelson Drive (corner of Keelson Drive and Tiller Drive)

Robert Lange Jr: Proposing to knock two bungalows down, has owned them since 1990. Both are vacant. Mr. Lange presents 5 photos to show what houses he's proposing to knock down.

Attorney Yost labels each picture and asks Mr. Lange if these photos accurately represent what the house looks like now. Mr. Lange states he took these pictures today. Attorney Yost labels pictures A1-10. A1 shows side and front view of 62. A2 shows 16 Keelson and other property (the corner of Keelson & Tiller). A3 shows rear of the corner house. A4 Shows picture of both homes; front view on tiller. A5 is a picture of the right house on tiller, showing a little bit of the other house. A6 shows 12 Keelson, which is the lot next store (front view). A7 is 14 Keelson (front view). A8 shows 60 Tiller, the view across the street on the west corner. A9 is a picture of the other corner, (does not know address) A10 is the street behind, Southwinds.

Mr. Worth notes, property is on Keelson Drive and Tiller- applicant is proposing to subdivide the existing 10,000 square feet to 5,000 square feet lot. Mr. Worth asked; seeking any variances? Mr. Lange said no. Mr. Worth notes, the existing structures and sheds will be gone. Mr. Lange said, yes everything will be gone. Mr. Lange stated both lots are hooked up to water and sewer separately; will have to disconnect and reconnect them. Corner lot will have 2 front yards, will meet front yard setbacks, no variances required. Houses will be elevated – meeting all requirements, planning on having parking under house as well. Grading will be flat & he is proposing new lot numbers 1.06 and 1.07. Mr. Worth recaps what Mr. Lange is proposing.

Chairman Lippincott ask board members if they have any questions.

Mr. Denning asked, on the corner of Keelson and Tiller, does it need to have two front setbacks. Also asked if it's going to be two story? Mr. Worth noted he will have setbacks. Mr. Lange noted it will be a raised ranch.

Mr. Petrosilli asks if Mr. Lange is aware of any septic's or wells on the property. Mr. Lange responds back with no, not to his knowledge.

Mr. Beck asks if he places the monuments on the corner prior to filing the maps. Mr. Lange said he usually doesn't put the monuments in until the houses are set.

**Written / Public comments:** Mrs. Clune reads email received from Robert & Barbara Busler from 10/27/2020- Concerned with drainage and water issue that is already on Keelson.

Mr. Lange states he is aware of the water issues on the street already and is proposing to put the gutter pipes to the Tiller side. Mr. Denning notes that we cannot guarantee that this project will not create any more water issues that the public comment addressed.

**Motion to open to public comment.** All in favor, motioned by Mr. Denning, seconded by Mr. Beck.

Dr. LoParo joins meeting – 7:28PM

Public comments – Mr. Keith Weidman– part owner of 14 Keelson, among the drainage issue he states, I share front, side and full backyard with both properties, agrees drainage is more of a roadside issue but my yard is lower then what that property is, my concern is that my backyard will be the new swamp on Keelson.

Mr. Denning- have you consulted with any professionals? Mr. Keith Weidman – No

Mr. Worth- Brings up option of retaining wall? Mr. Lange notes that a retaining wall will trap the water, it won't help the issue, if there is any way he can move the swale to the east side of my property to drain his out to tiller, I would be happy to do that. Mr. Lange will stop by his house and discuss.

**Motion Closed to public discussion,** Motion made by Mr. Denning, seconded by Mr. Beck.

**Motion to approve subdivision,** Motion made by Mr. Denning, seconded by Mr. Beck.

**Discussion** – Ordinance No. 2021-10; An ordinance establishing procedures and standards regarding deployment of small wireless facilities in public right-of-way in the township of Ocean, County of Ocean and State of New Jersey

Mr. Worth – provided information in regards to township guidelines in regards to existing and proposed smart poles etc. Also brought up the role of the township.

**Motion to open to public**, motioned by Mr. Denning, seconded by Dr. LoParo.

All in favor- (No one present).

**Motion to close public comments**,

Closing made by Mr. Petrosilli, seconded by Mr. Denning, - All in favor

**Roll Call**

Mr. Beck- Yes

Mr. Bonamassa- Yes

Mr. Denning – Yes

Dr. LoParo – Yes

Mr. Petrosilli – Yes

Mr. Lippincott – Yes

Mr. Petrosilli notes that he thought correspondences couldn't be presented to the board unless physically here to talk about it. Mrs. Clune stated that she spoke with the administrator and since they are still in a state of emergency they are allowed to take written statements at this time. Board members had a discussion about correspondences.

**Motion to Adjourn** made by Mr. Denning, seconded by Dr. LoParo, all in favor.

**End of Recording: 8:15PM**

Next scheduled meeting will be June 3, 2021 at 7:00PM.