

Township of Ocean Planning Board Meeting Minutes

July 1, 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. Ambrosio: 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:

Shawn Denning, Jr.: Here

Lydia Dodd: Here

Paul Kavka: Resigned

Dr. Ben LoParo: Here

Donald Lippincott: Here

John Petrosilli: Here

Aaron Shapiro: Here

William T. Sneddon:

Rita Sweeney:

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

Approval of Meeting Minutes – None at this point

Approval of Bills: Motion to approve made by Mr. Shapiro, seconded by Mr. Denning. All in favor.

Correspondence- Attached, No informals, No old business, No resolutions.

New Business: Docket No. 04-21-PB, 578 Route 9, Block 64 Lot 9, Minor Site Plan

Mr. Richard Stanzione of Hering, Dupignac, Stanzione & Dunn – Representing applicant. Submitted application, brief description; existing building on Route 9, applicant is requesting minor site plan approval.

Mr. Frank Bear- Architectural engineer present as well. Spoke about the property, stated it's an existing one story structure, rectangular in shape, 50ft of frontage and 50ft in back (Bayberry) 180ft in depth. Lot area of 9000 square feet, existing building has been there for 4 years now.

Mr. Frank Bear presented 4 pics, labeled A-1 to A-4. A-1 shows picture of standing in front parking lot, looking from route 9, A-2 shows side of building, shows access to side door. A-3 shows other side of building, existing concrete pad and asphalt up to the property line. A-4 shows rear of building, taken from Bayberry Drive, shows access to garage area.

Chairman Lippincott asks Mr. Worth if he has any questions or comments. Mr. Worth recaps what Mr. Bear noted prior.

Mr. Petrosilli has a few questions, stated that in the engineer report, they talked about the black topping, is that a part of the application, did the board give you permission to pave that area? But you have already paved. Mr. Stanzione says correct. Mr. Petrosilli then asked about the parking spaces in the rear is for employees, front is for public? Mr. Stanzione, Correct. Also asked how many employees? Mr. Stanzione states 4 employees. Mr. Petrosilli noted he drove by and there was a vehicle parked in front of the dumpster and looks like it hasn't been moved or operated in quite some time. They said it will be relocated very shortly.

Mr. Denning notes, parking first – any thought of restricting the side ally way to allow for additional parking space in the front. Mr. Denning noted on the lighting as well as the drainage. Also notes, in regards to the board I strongly caution any traffic on Bayberry.

Mr. Bear notes in regard to drainage, they could cut a trench drain in.

Chairman Lippincott asked Mr. Worth if we are resolved with the water issue- Mr. Worth states if they agree to put a trench drain in the driveway, then that is correct, Mr. Stanzione responded with yes.

Mr. Beck states his concern with the south side, in his opinion believes there should be no parking on the south side of the building.

Mr. Stanzione states that they will go with a fence in the rear of the property line with a gate that only his employees will have access too.

Mr. Denning states with condition to no deliveries and no customer through traffic. Dr. LoParo notes also giving a key to police and fireman.

Dr. LoParo asks what type of signs will be manufactured.

Tenant steps up- Name is Tim Snowber from Bayville. Tim has been in the sign business for 44 years, his current location is in Toms River has been there for 30 years, his intent is to move to Waretown. He is a wholesaler; other sign shops do not have the equipment as he does. They order via email and they ship it out. Mr. Snowber likes this location and building in Waretown because he can have a small storefront area as well. They print rolls of vinyl and banner like material signs. No hazardous materials, there printer is latex.

Mr. Petrosilli asks about hours of operations. Mr. Snowber states 8:30AM to 5:00PM his employees will be in, and he might come in a little earlier or stay a little later to do book work, and possibly open on weekends for a few hours if needed.

Mr. Beck notes that he gets his deliveries from UPS, Fed-Ex, etc. Asks, what if he has very large boxes, how would you handle that. Mr. Snowber says that would be very rare.

Board members had discussion about enclosure of dumpsters, fences, etc.

Chairman Lippincott noted – **Open for Public Discussion** – motioned by Mr. Shapiro, seconded by Mr. Denning. All in favor.

Public Comments

Raymond & Linda Sheridan of 16 Bayberry- spoke and shared concerns of why they are protesting this; they stated that this is an endangerment of children and would be flooding streets with trucks.

Mr. Denning noted that he was there today actually and did not see any traffic and or any cars.

Mr. Worth noted applicant stated he is going to put a fence to avoid traffic.

Mr. Worth also shows Mr. Sheridan on the survey where the fence and parking is going to be.

Chairman Lippincott reviews what was discussed, no new road, no removal of trees, refer to township committee or administrator about the trucks if there is an issue. Any speeding you call police. Deliveries will be going to the front of the building.

Dr. LoParo also notes, applicant will say no to any parking on Bayberry for employees. Mr. Stanzone responded with yes.

Closed for Public Comments: Motioned by Mr. Denning, seconded by Mrs. Dodd. All in favor.

Chariman Lippincott asks where does the board members stand.

Mr. Denning- Motion to approve with the provisions of; fence, parking, trench drain, decorative lighting on front of the building, no parking on south side, no parking on Bayberry, no commercial traffic on Bayberry with the exception of trash pick-up. Mr. Worth also briefly runs through the provisions; no parking signs on the south side of the building, fence with gate on rear, deliveries are to be made on route 9, employee parking in the rear only. There will be no parking fire lane signs on south side, will provide details for wall lights on the front of building, storm water trench drain installed, no parking on Bayberry, any building signage will comply with township ordinance. Allows for enforcement of fire lanes.

Motion to Approve, motioned by Mr. Denning, seconded by Mr. Shapiro. All in favor.

Roll Call

Mr. Beck: Yes
Mr. Denning: Yes
Ms. Dodd: Yes
Dr. LoParo: Yes
Mr. Petrosilli: Yes
Mr. Shapiro: Yes
Mr. Lippincott: Yes

Ordinance No. 2021-13: An ordinance of the Township of Ocean, County of Ocean, State of New Jersey, Adopting Amendments to the Official Zoning Map and Chapter 410, Entitled "Zoning" of the Township of Ocean.

Open for Public Discussions, motioned by Mr. Denning, Seconded by Mr. Beck. All in favor

No one present

Closed to Public Discussions, motioned by Mr. Denning, seconded by Mr. Beck, All in favor.

Roll Call

Mr. Beck: Yes
Mr. Denning: Yes

Ms. Dodd: Yes
Dr. LoParo: Yes
Mr. Petrosilli: Yes
Mr. Shapiro: Yes
Mr. Lippincott: Yes

Open Meeting for General Public Forum- motioned by Mr. Denning, Seconded by Mr. Shapiro. All in favor.

No one present.

Closed to Public Discussions. Motioned by Mr. Denning, Seconded by Dr. LoParo. All in favor.

Motion To Adjourn. Motioned by Mr. Denning, Seconded by Dr. LoParo. All in favor.

End of Recording: 8:20PM.

Next scheduled meeting will be August 5, 2021 at 7:00PM.