

Planning Board Meeting 06/02/22

TOWNSHIP OF OCEAN

Planning Board

June 02, 2022

7:00P.M

FLAG SALUTE

STATEMENT: 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.

The meeting of the Planning Board was held on the above date and time; Chairman Donald Lippincott called the meeting to order.

ROLL CALL

Members Present: Kenneth Baulderstone Robert Beck Nicholas Bonamassa

Anthony DeCondo Dr. Shawn Denning Jr Donald Lippincott John Petrosilli

Aaron Shapiro

Members Absent: Ralph Dawes Dr. Benjamin LoParo Peter Nese

PROFESSIONALS PRESENT:

Ryan Yost, Haines & Yost

Jason Worth, T&M

APPROVAL OF MINUTES – Regular meeting minutes of May 5, 2022

- Dr. Denning motioned to approve the minutes, seconded by Mr. Shapiro. All in favor

APPROVAL OF BILLS – Attached.

- Mr. Shapiro motioned to approve the bills, seconded by Dr. Denning. All in favor.

CORRESPONDENCES:

- List attached.

INFORMALS: NONE

OLD BUSINESS: NONE

RESOLUTIONS - NONE

NEW BUSINESS

a. Docket # 01-22-PB, RP Properties, LLC; 59 Chestnut Block 79 Lot 5.01 Minor Subdivision

Doug DeVincens steps forward, representing the applicant. Mr. DeVincens stated this application is for a minor subdivision approval for 59 Chestnut Street. Block 79 Lot 5.01 in the tax records. Applicant is looking to subdivide lots 5.01 and 5.03. Located in the R1-A zone. The variances that the applicant is seeking for lot 5.01 are minimum lot size, width, and minimum front yard setback – existing non-conforming, meaning that there is a residential structure currently. Lot 5.03, seeking two variances for minimum lot size and minimum lot width.

Matthew Wilder; licensed professional engineer and flood plain manager steps forward. Mr. Wilder provides two exhibits to the board members. Exhibit A-1 is a 2022 aerial and exhibit A-2 is a tax map. Mr. Wilder states the property is a little bit awkward; as it fronts on Chestnut Street with a single-family dwelling and then the vacant part of the partial lot fronts on Willow Street. The lot is in the R1-A zone and backs up to the BC zone. The applicant is proposing to subdivide the property to create one lot to front on Chestnut Street and one lot that fronts on Willow Street. The history of the lot comes from the 1960 original Sands Point subdivision and then subsequent to that is an additional subdivision in the early 2000's, which broke lot 5.02 off from the mother lot.

The applicant is proposing a new lot that fronts on Willow Street, which would be a two story home around 1700 square feet. They have not developed architect plans yet. The purpose of the footprint right now is to show the board the size and scale of the proposed home. Mr. Wilder noted that the tax records for all other properties in Block 79 R1-A zone ranges in size from 560 square feet to 1900 square feet. The average is 1350 square feet.

Mr. Beck asked if there were any variances required to erect the existing house. Mr. Wilder noted the prior application of the 2002 subdivision is the only application they are aware of.

Dr. Denning discusses the range of lot sizes that are between 500 square feet and 1900 square feet, with most lots being undersized. He asked, are the average houses 1700 square feet? Dr. Denning noted he toured that development and in his opinion the answer is no. Dr. Denning inquired about Mr. Wilder's property search. Mr. Wilder stated he does not have a summary, that they are looking at it more globally. Dr. Denning then inquired what the mean home size is. Mr. Wilder noted 1300 square feet. Dr. Denning stated that 1300 square feet is 30% less of what the applicant is proposing, that you are asking for non-conformity, but it is larger than the rest of the neighborhood. Mr. Wilder believes it is important to know that what they are proposing, the actual construction of the home does not require any variances. However, what the applicant is proposing is to meet current housing standards. He is not certain that a new construction of a home that is only 1200 to 1300 square feet would meet the current demand of a new home. The applicant wanted to propose something that would fit into the area, but also large enough for certain amenities that you receive during new construction.

Dr. Denning inquires if the applicant has any testimony for where the placement of any AC condensers, generators, utilities, etc. will be located. Mr. Wilder noted that the footprint shows about 37 ½ feet from the rear of the building to the property line. That, the utilities would

be placed in the rear yard. He does not foresee any issue with putting mechanicals and or changing it to fit within the setback.

Mr. Worth inquired if this is going to be a one or two story dwelling. Mr. Wilder stated it would be a two story with a one-car garage. Mr. Wilder continues discussion about square footage.

Mr. Lippincott inquired if there are any construction plans for the current house. Mr. Wilder stated he can speak with his client but he is not aware of any proposed plans.

Dr. Denning asked Mr. Wilder if he was aware of any subdivisions that had been granted or developed in the last 10 years that are similar to what his client is proposing. Mr. Wilder stated that he did not identify any subdivisions but, he did take a look at the master plan and within the residential development areas where public infrastructure exists, he believes a new home in the area would enhance the neighborhood.

Mr. Petrosilli inquired if they did any topographical studies. Mr. Wilder stated they did not do a topographical survey. Mr. Worth noted there is no grading or drainage ordinance that would qualify that review and asked if the applicant would agree to draw up a plan if the application were to be approved. Mr. Wilder agreed.

Dr. Denning asked Mr. Worth if it would be unreasonable to ask them to manage most of their storm water with dry well, as there are no storm drains over there. Mr. Wilder has no issue with providing a dry well with a part of the plot plan and soil boring.

Mr. Beck asked Mr. Worth if the board approves the subdivision, if any construction were to take place it would have to be submitted to the zoning / code office. At that point, this board would have nothing else further to do with it. Mr. Worth agrees and noted unless there was a condition of any resolution prior to sign off.

Mr. Worth commented that the applicant would need tax assessor approval for any block or lot numbering, recommends monuments to be set prior to any mapping being filed, and both sites to have adequate parking. Mr. Wilder noted Willow Street would have a driveway and a one-car garage and currently Chestnut Street has a two-car driveway. Utilities are available to both properties, water and sewer. Mr. Worth noted to the board that Mr. Wilder gave testimony with both positive and negative criteria.

OPEN TO PUBLIC

- Motioned by Mr. Shapiro, seconded by Dr. Denning. All in favor.

Jason and Laura Ambrogio of 58 Willow Street.

Mr. Ambrogio and his wife stated they live in the adjacent house next to the proposed lot. That they already have water problems, and provided the board with a picture that was taken a half hour ago during a rainstorm. Exhibit 0-1 and exhibit 0-2. Mr. Ambrogio stated the water table is about 3ft, and by developing that lot, you would be removing those trees that help absorb water. Mr. Ambrogio discusses the layout of the proposed dwelling with the board. Dr. Denning asked when they moved into their home and if what the applicant is proposing meaning the size of the house is something typical on Willow Street. Mr. and Mrs. Ambrogio stated they

have lived here since 2007 and they do not think what they are proposing is a typical house on Willow Street.

Michael and Trista Kane – 54 Willow Street

Mr. Kane stated they are the adjoining property next door. Their house is 990 square feet and what they are proposing would be double the square footage and height. Mr. Kane noted they are an undersized lot and that house would be very close to theirs. Mr. Kane does not see any benefit to the town and the neighborhood. Mr. and Mrs. Kane respectfully request for the board to not approve this application. Dr. Denning asked Mr. Kane what is his setback to the property line. Mr. Kane said he did not know exactly but he could not drive a car through it, so less than 10 feet. Mr. Boulderstone commented in terms of drainage, the town spent some time trying to figure out how to fix the issue, and still does not have a solution. Mr. Kane noted he is not asking for it to be fixed, simply asking to not make it worse.

Daniel and Lynda Roots – 59 Willow Street

Mr. Roots confirmed what the other two couples said to be true. That they are here to support them and the neighborhood. Mr. Roots noted his lot is one of the highest lots on Willow Street. His lot drains to the south, but still has water issues in his crawlspace Mr. Roots mentioned that the proposed lot is very small and believes it would be an eyesore for the street. Mrs. Roots noted that they have lived in their current house for over 30 years.

CLOSED TO PUBLIC

- Motioned by Mr. Shapiro, seconded by Dr. Denning. All in favor.

MOTION TO CARRY

- Dr. Denning motioned to carry the application to the August 4th meeting, giving the applicant sufficient time to provide a conceptual drawing of a smaller dwelling, with a landscaping plan, to ensure mechanicals are in the back of the house, and that the conceptual plans will show any external decks, stairs, etc., as well as a topographical survey. The board is also seeking any input from the public works department on this application. Mr. Shapiro seconded the motion.

ROLL CALL

Dr. Denning – Yes Mr. Shapiro – Yes Mr. Boulderstone – Yes Mr. Beck – Yes

Mr. Bonamassa – Yes Mr. DeCondo – Yes Mr. Petrosilli – Yes Mr. Lippincott – Yes

Chairman Mr. Lippincott addresses the audience, stated that the final decision will be at our August meeting and that the public is welcomed again for input.

OPEN MEETING FOR GENERAL PUBLIC

- Motioned by Dr. Denning, seconded by Mr. Shapiro. All in favor.

Mr. Roots of 59 Willow inquired when the next meeting was.

Mr. Ambrogio of 58 Willow inquired about if he could get variances based off this approval for his lot. Mr. Worth noted each application is viewed on its own term.

CLOSED TO THE PUBLIC

- Motioned by Mr. Shapiro, seconded by Dr. Denning. All in favor.

MOTION TO ADJOURN

- Motioned by Dr. Denning, seconded by Mr. Shapiro. All in favor.

MEETING ADJOURNED AT 8:31 P.M

NEXT SCHEDULED MEETING WILL BE JULY 7 @ 7:00PM

Laurie Clune

Board Secretary