

Planning Board Meeting 03/02/2023

TOWNSHIP OF OCEAN

Planning Board

March 2, 2023

6:10P.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; Vice Chairman Aaron Shapiro called the meeting to order.

ROLL CALL

Members Present: Kenneth Baulderstone, Robert G. Beck, Nicholas Bonamassa, Anthony DeCondo, Dr. Shawn Denning JR, Dr. Benjamin LoParo, John Petrosilli, Aaron Shapiro

Members Absent: Ralph Dawes, Donald Lippincott, Peter Nese

PROFESSIONALS PRESENT:

Jason Worth, T&M Associates

Steve Yost, Haines & Yost

APPROVAL OF MINUTES – Regular Planning Board meeting minutes of February 2, 2023.

- Mr. Beck motioned to approve minutes, seconded by Mr. Petrosilli.

APPROVAL OF BILLS – Attached.

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

CORRESPONDENCES:

- **List attached.**

INFORMALS: NONE

OLD BUSINESS: NONE

RESOLUTIONS: NONE

NEW BUSINESS:

- a.) Docket # 05-22-PB-21 Cortlandt, LLC, 31 Capstan Road, Block 90 Lot 2.01, 4 Lot Minor Subdivision – No Variances required

Mr. Christopher Reid Esq., of Cafarelli & Reid Law Office representing Cortlandt LLC for a 25,000 sq. ft. minor subdivision into four conforming lots. Mr. Yost swears in Mr. Allen Campbell licensed professional engineer & planner. Mr. Reid reiterates that his applicant is proposing a four-lot subdivision that is consistent with the area and neighborhood. That it complies with all requirements through zoning and no variances are required. Mr. Reid also stated that there is an existing street, with utilities already present and adequate parking.

Mr. Campbell discussed this application is for 31 Capstan Road, Block 90 Lot 2.01, in the R-SP zone. This application complies with the minimum lot sizes, as it is 25,000 sq. ft., with 250ft. of road frontage along Capstan Road with utilities noted.

Exhibit A-1 presented, as submitted marked as A1 3/2/23, Sheet 1 of 1 as submitted to the board members, with a Plan Date Aug. 2022 Revisions date 2/7/23.

Mr. Campbell notes that they are proposing a minor subdivision of four conforming lots. Lot A 55'x100', Lot B 50'x100', Lot C 50'x 100' and Lot D 95'x100'.

Mr. Reid discusses Mr. Worth's review letter with the board.

Mr. Campbell discusses with the board that, this minor subdivision is conforming to all setbacks. There will also be a restriction on the properties to not exceed 40% impervious coverage. By doing this, we are ensuring those properties will not trigger any new storm water rules or regulations. Mr. Reid states the deeds and deed restrictions were presented to Mr. Yost for his review and approval.

Mr. Worth inquired if that would also be noted on the file map. Mr. Reid and Mr. Campbell confirmed that is correct.

Mr. Worth wanted the record to reflect that driveways regardless of materials are considered impervious coverage for future consideration.

Dr. Denning inquired on how the applicant is proposing to not overcome that 40% impervious coverage, as many lagoon view lots have patios, decks, etc. Mr. Reid presents Exhibit A-2 dated 3/2/23 titled concept A with revision date 2/7/23 "Concept Home Sites" & Exhibit A-3 dated 3/2/23 – Aerial imagery of the area of Venice Lagoon with the subdivision lots super imposed on it.

Exhibit A2 demonstrates typical home site sizes relevant with the lot size, showing 27-30% impervious coverage. This exhibit also shows that these lots can be developed with the 40% restriction and still have plenty of room for waterfront improvements.

Mr. Worth noted for the record, that the code indicates decks are not considered impervious coverage if the surfaces underneath of them are not impervious.

Mr. Petrosilli inquired if they have a grading plan. Mr. Worth noted that it would be a part of the resubmission.

Mr. Campbell discussed that the sub water shed limits will be on the subdivision map, which will be filed. In addition, a condition of approval will note that any of the home sites that are being developed may not alter the sub water shed discharge areas. Mr. Campbell used Exhibit A-1 to show the board that, most likely, the roof will be the predominant area in the front, as the driveway will drain towards Capstan, where the run off currently drains to the east then to Capstan which drains down to the inlet. Therefore, the adjoining property has minimal amount of existing land area going towards the south. Therefore, when the home sites are being built, the grading simply is going to be required to drain to the road and to the lagoon edge. A restriction will be noted on the plan that the roof drains will not be allowed to discharge to the side yard; they will have to discharge to the roadside or bulkhead. This will eliminate having any adverse impact to adjoining properties.

Discussion took place on drainage and grading.

Mr. Reid stated that a grading plan would be submitted to the construction and zoning office to be reviewed.

Dr. Denning discussed that the bulkhead sits high, inquired if that is correct. Dr. Denning suggested that maybe directing impervious coverage drainage to the lagoon instead of the street, since that area believes to flood during a big storm. Dr. Denning noted for the record providing a good grading plan, suggested to keep the elevation a little higher to keep the property dry.

Mr. Reid continues to discuss Mr. Worth's review letter. Stated they will work with the tax assessor for lot and block numbers. Mr. Campbell noted the municipal clerk certification is only applicable when monuments are not set. Mr. Campbell noted, they are proposing to set the monuments along Capstan Road and points along the bulkhead, so the certification from the clerk is not necessary.

Mr. Worth inquired if the bulkhead is in good condition. Mr. Campbell noted the bulkhead is relatively new and that the vinyl is in good shape.

Mr. Worth noted that the applicant provided testimony about adequate parking, that all homes will comply with FEMA flood regulations, and the applicant indicated utilities are available to the lots. Mr. Worth noted that the applicant would need Ocean County planning board approval as well.

OPEN TO PUBLIC

- Dr. Denning motioned to open to the public, seconded by Dr. LoParo. All in favor.

No one came forward

CLOSED TO PUBLIC

- Dr. Denning motioned to close to the public, seconded by Dr. LoParo. All in favor.

MOTION TO APPROVE:

- Dr. Denning motioned to approve the application, seconded by Dr. LoParo. All in favor.

ROLL CALL

Dr. Denning – Yes, Dr. LoParo – Yes, Mr. Baulderstone – Yes, Mr. Beck – Yes, Mr. Bonamassa – Yes, Mr. Petrosilli – Yes, Mr. DeCondo – Yes, Mr. Shapiro – Yes.

b.) Ordinance No. 2023-4, Ordinance of the Township of Ocean, County of Ocean State of New Jersey Amending Chapter 322 of the Township Code Entitled “Storm Water Control” and Chapter 410 of the Township Code Entitled “Zoning”

Mr. Worth discussed ordinance No. 2023-4. Mr. Worth noted this is an update to the storm water control ordinance within the pinelands. The pinelands commission has rewritten their rules and their ordinance is highly consistent with what the township already has with areas outside of the pinelands. Mr. Worth noted that updating the codes and regulations is a goal of the master plan and would offer to the board that this ordinance is consistent with the townships master plan and recommends approval.

MOTION TO APPROVE:

- Dr. Denning motioned to approve, seconded by Mr. Beck. All in favor.

ROLL CALL

Dr. Denning – Yes, Mr. Beck – Yes, Mr. Baulderstone – Yes, Mr. Bonamassa – Yes, Dr. LoParo – Yes, Mr. Petrosilli – Yes, Mr. DeCondo – Yes, Mr. Shapiro – Yes.

OPEN TO PUBLIC

- Dr. Denning motioned to open to the public, seconded by Mr. Baulderstone. All in favor.

No one came forward

CLOSED TO PUBLIC

- Dr. Denning motioned to close to the public, seconded by Mr. Baulderstone. All in favor.

MOTION TO ADJOURN

- Motioned by Dr. Denning, seconded by Dr. LoParo. All in favor.

MEETING ADJOURNED AT 6:44 P.M.

NEXT SCHEDULED MEETING WILL BE APRIL 6TH 2023 @ 6:00 P.M.

Laurie Clune

Board Secretary

Prepared by Ashley Harper