

Planning Board Meeting 06/01/2023

TOWNSHIP OF OCEAN

Planning Board

June 1, 2023

6:00P.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 G. Beck, Anthony DeCondo, Donald Lippincott, Dr. Benjamin LoParo, Peter Nese, John Petrosilli, Aaron Shapiro

Members Absent: Nicholas Bonamassa, Ralph Dawes, Dr. Shawn Denning JR

PROFESSIONALS PRESENT:

Jason Worth – T & M Associates

Steven Yost – Haines & Yost

APPROVAL OF MINUTES - NONE

APPROVAL OF BILLS – Attached.

- Mr. Shapiro motioned to approve bills, seconded by Mr. Beck. All in favor.

CORRESPONDENCES:

- List attached.

INFORMALS: NONE

OLD BUSINESS: NONE

RESOLUTIONS: NONE

NEW BUSINESS:**a.) Docket # 02-23-PB; 42 & 44 Sands Point Road, Block 93 Lots 1.01 and 1.02, Minor Subdivision with no variances.**

Mr. Worth would offer to the board that this application is for a minor subdivision for 42 and 44 Sands Point Road. It is essentially a lot line adjustment as there is one existing home on the property and will make one additional buildable lot. The location is at the end of Sands Point Road located in the R-SP zone.

Mr. Greg Hock steps forward, council for the applicant. Mr. Hock stated the lot is currently vacant, and that they are here tonight for a conforming subdivision. As indicated, the proposed lots are completely conforming and our Engineer Jason Marciano will give the board an overview of the site.

Jason Marciano of East Coast Engineering, Toms River, NJ – Licensed Professional Engineer.

Exhibit A-1: Subdivision map

Mr. Marciano stated the proposed application is at the north end of Sands Point Road, with frontage on both the lagoon and Oyster Creek. Tax records currently indicate the lots are 1.01 and 1.02. Mr. Marciano noted it has a fairly new vinyl bulkhead and along Oyster Creek it has stone riprap for protection. Mr. Marciano mentioned that Lot 1.02 is undersized so they will be taking a chunk of land a reorienting it, so that they would have a 50' wide lot and a 58' wide lot. That would then make both of those lots conforming in the R-SP zone. The requirement is 3,600 square foot lot. Mr. Marciano stated they are proposing the southerly lot to be 4,000 square feet and the northern lot to be 6,094 square feet. Mr. Marciano mentioned that they are in a flood zone, and no architectural plans are presented tonight, as they do not know what types of houses will be built, but they can agree that the houses will comply with all setbacks, height requirements, and lot coverage requirements. Mr. Marciano stated they are not seeking any variances for any structures, that everything will be designed to comply with those lots.

Mr. Hock inquired if the applicant is requesting waivers for curbs and sidewalks. Mr. Hock also inquired if so, is it consistent with the character of the neighborhood. Mr. Marciano stated yes, they are requesting a waiver for curbs and sidewalks as Sands Point Road is only 40' wide and front setbacks are 15', so the homes are fairly close to the road. There is no extra room for sidewalks, and as for curbing, there is none in the area unless the homeowner did so to hold stone back, but there is no true curbing on the street.

Exhibit A-2 four page (booklet) of photos.

Mr. Marciano discusses the photos in Exhibit A-2 showing the narrowness of the lots, and google earth images of the neighborhood, which reflects no room for sidewalks and curbing. Mr. Marciano stated they are seeking waivers for both curbing and sidewalks to maintain the neighborhoods existing character.

Mr. Worth inquires on how new the bulkhead is. Mr. Marciano stated within the last 5 years. Mr. Marciano also indicated that they would provide off street parking on the plans, that utilities are available on site, and they were granted approval on May 17th by the Ocean County Planning Board. Mr. Marciano mentioned they do not have the exact footprints of the structure yet, so they do not have a grading plan at the time. Mr. Marciano stated they will also be asking

for a waiver for the grading plan at this time but they can agree that they will not direct any run off to any neighboring properties, they will direct it to the street and or bulkhead.

Mr. Worth inquired about FEMA regulations, Mr. Marciano stated they would comply with all FEMA regulations.

Mr. Petrosilli discusses the curb and sidewalk issues. Stated, we have an ordinance that require curbs and sidewalks, Mr. Petrosilli stated he feels there should be a minimum of at least curbing since it is a small narrow road and it will define the edge of the road. Mr. Petrosilli stated he believes this is something that should be done in all sections of town. Mr. Baulderstone agrees with Mr. Petrosilli.

Mr. Marciano noted he understands their concerns but it would interrupt the drainage pattern at this time. Mr. Marciano stated it would be best to leave the edge of pavement where it is at this time. Also mentioned that they would be the only ones with curbing on a 1,000' long road.

Mr. Worth stated from a drainage perspective the run off in the road way is not going to be impacted by curbing. That there is a 15" fall along the property along the creek , once you put a 4" to 6" curbs it can require some fill behind it to reach the back of the curb. Mr. Worth stated he does not think curbing at this time would restrict any flow of that run off.

Mr. Worth noted that the applicant will have to provide block and lot numberings from the tax assessor, along with monuments being set prior to the map being submitted, and the minor subdivision plan must include a signature line for the municipal clerk. Mr. Marciano stated he would address all the notes on the revised maps.

OPEN TO PUBLIC

- Mr. Shapiro motioned to open, seconded by Mr. Nese. All in favor.

Mr. Robert Lange of 2 Shore Drive, Waretown, NJ. Mr. Lange stated that he has been resident of Waretown for the past 37 years and has built houses all over Ocean County. Mr. Lange believes that the ordinance for curbs on pre-existing lots needs to be re-addressed. Mr. Lange believes it will cause more problems with curbs then it would make any good. It creates a parking problem and natural drainage is better than curbing redirecting drainage to one spot.

CLOSED TO PUBLIC

- Mr. Shapiro motioned to close, seconded by Mr. Baulderstone. All in favor.

MOTION TO APPROVE:

- Mr. Beck motioned to approve application as presented without curbing. Mr. Beck agrees with Mr. Worth and Mr. Lange in respect to curbing. Mr. Beck does not think this is a good place to start; it should start in an area substantial in size. Mr. Shapiro seconded the motion to approve.

Dr. LoParo noted that he also agrees with Mr. Beck, that it is very hard to turn your car around at the end of Sands Point Road and you do not need to have a curb to back your car into. Dr. LoParo also agrees that directing drainage down to one spot and having it pile up is not

good, would rather have it spread over natural landscape. Dr. LoParo states he does not think curbing is necessary in this application.

Mr. Boulderstone discusses with the board that there is an issue with the ordinance and inquires if they can make a recommendation to the Township Committee.

Chairman Mr. Lippincott agrees that turning around at the end could be a problem. Mr. Worth noted that having curbing on the edge of pavement with a short right away already would make it hard for emergency vehicles, delivery trucks, trash trucks, etc. to turn around.

ROLL CALL

Mr. Beck - Yes, Mr. Shapiro – Yes, Mr. Boulderstone – Yes, Dr. LoParo – Yes, Mr. Nese – Yes, Mr. Petrosilli – No, Mr. DeCondo – Yes, Mr. Lippincott – Yes

Chairman Mr. Lippincott inquires to the board if they would like to discuss curbing and make recommendations. Mr. Boulderstone stated he thinks we should make a recommendation to the Township Committee to revisit the ordinance.

MOTION TO SEND RECOMMENDATION TO TOWNSHIP COMMITTEE

- Mr. Shapiro motioned to have the Township Committee reevaluate the township code requiring curbing on new construction. Seconded by Mr. Nese.

Mr. Worth would offer to the board that when you have a major subdivision, for example Greenbriar, in the future, curbing could provide positive benefits relevant to erosion control along the edge. Mr. Worth noted when you develop sites; you are funneling the water in one direction, so for major site plans and major subdivisions there are complex storm water designs implemented so that it all ties together. Mr. Worth agrees for minor subdivisions and for these kinds of places, they are not practical.

ROLL CALL

Mr. Shapiro – Yes, Mr. Nese – Yes, Mr. Boulderstone – Yes, Mr. Beck – Yes, Mr. DeCondo – Yes, Dr. LoParo – Yes, Mr. Petrosilli – Yes, Mr. Lippincott – Yes

Chairman Mr. Lippincott let the record reflect that there is no one in attendance to open for public comments.

MOTION TO ADJOURN

- Motioned by Mr. Shapiro, seconded by Mr. Beck. All in favor.

MEETING ADJOURNED AT 6:29 P.M

NEXT SCHEDULED MEETING WILL BE JULY 6th 2023 @ 6:00 P.M.

Laurie Clune

Board Secretary

