

Planning Board Meeting 09/07/2023

TOWNSHIP OF OCEAN

Planning Board

September 7, 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, Nicholas Bonamassa, Ralph Dawes, Anthony DeCondo, Dr. Shawn Denning JR., (arrived at 6:03PM), Donald Lippincott, Dr. Benjamin LoParo, Peter Nese, John Petrosilli, Aaron Shapiro (arrived at 6:20PM)

Members Absent:

PROFESSIONALS PRESENT:

Jason Worth – T & M Associates

Steven Yost – Haines & Yost

APPROVAL OF MINUTES – August 3, 2023

- Mr. Dawes motioned to approve minutes, seconded by Petrosilli. All in favor.

APPROVAL OF BILLS – Attached.

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

CORRESPONDENCES:

- List attached.

INFORMALS: NONE

OLD BUSINESS: NONE

RESOLUTIONS: NONE

NEW BUSINESS:

- a.) Docket No. 05-23-PB Ramadan Investments LLC, 97 Illinois Ave, Block 186 Lot 11, Minor Subdivision

Richard Visotcky with Kelly & Visotcky steps forward on behalf of the applicant, Ramadan Investments. Mr. Jonathan Ramadan is also present in the audience tonight. Mr. Visotcky stated this property is located at 97 Illinois Ave, it is a double lot for zoning purposes, 9600 sq. ft. Mr. Visotcky stated all his applicant is planning on doing is cutting the lot in half, each lot being 4800 sq. ft., which is conforming in the zone. Mr. Visotcky noted his applicant is not seeking any variances at all.

Mr. Bruce Jacobs from Gravatt Consulting steps forward as professional engineer and planner. Mr. Jacobs noted for this minor subdivision, they are seeking a waiver for curbs and sidewalks, since there are not any curbs or sidewalks in that area.

Mr. Worth discussed that the township re-did the roadways in that area and the drainage system has been updated. The roads are still flat but there are inlets on both corners. In addition, some residents in the area have put some type of curbing, such as belgium blocks, railroad ties etc. Mr. Worth inquired if the applicant is planning to fill the lots to push the run off to the streets, and will there be any negative impacts. Mr. Jacobs noted there would not be any negative impacts on any adjacent lots. That 97 Illinois has a house under construction on the corner already, as they tore down the existing house and are replacing it. They proposed to put in a retaining wall along the west of the property so they can fill the lot and drain towards the street. The midpoint of the proposed subdivision will drain to the north and south to the respected streets.

Mr. Worth inquired is there any benefit of not having curbs for drainage or run off purposes? Mr. Jacobs noted the run off will run along the edge to be absorbed in the lot.

Dr. Denning noted that the area floods and if you walk through the neighborhood some property owners are raising their yard however they can. Dr. Denning noted from a town perspective curbing will keep your fill and debris out of the storm drains. Dr. Denning agrees with the no sidewalks as no one else has them, but he has not heard any hardship with why the applicant cannot put curbing. Dr. Denning inquired to Mr. Jacobs in his professional engineer opinion, why should the board grant this waiver.

Mr. Jacobs noted that the applicant filled the lot and the public right away will be 6" higher. The applicant is also proposing to gravel the lots. Mr. Worth noted that the stone will come down and meet the road but overtime the stone can be kicked into the road without curbing.

Mr. Petrosilli inquired if there is a grading plan. Mr. Worth stated no. Mr. Petrosilli stated he is in favor of curbs, but can do away with sidewalks because there are no sidewalks in the area. Mr. Petrosilli noted curbing would be beneficial to hold some residue onto the property.

Mr. Visotcky stated that Mr. Jacobs spoke with his client Mr. Ramadan and he agreed to put in curbs.

Dr. LoParo stated that the house is already approved that is under construction on the lot and it was approved without curbs. Dr. LoParo inquired that we are approving curbs on the second lot but not the first lot? Mr. Worth stated that the township design standards come into play, as this is a subdivision. Mr. Worth noted when it is an individual lot seeking a building permit for only one individual lot, it is not a requirement for someone to put in curbs and

sidewalks. Mr. Worth mentioned that now since it is being subdivided it triggers the townships design standards.

Dr. LoParo went on the record stating that he is going against this, as it is not necessary and excessive and no curbs are in the neighborhood.

MOTION FOR WAIVER REQUEST FOR CURBS & SIDEWALKS

- Dr. Denning motioned to deny the waiver and hear the application, seconded by Mr. Petrosilli.

ROLL CALL

Dr. Denning – Yes, Mr. Petrosilli – Yes, Mr. Boulderstone – Yes, Mr. Beck – No, Mr. Bonamassa – No, Mr. Dawes – Yes, Mr. DeCondo – No, Dr. LoParo – No, Mr. Nese – No, Mr. Lippincott – No

Mr. Jacobs moves forward with the application, stating the property fronts on Illinois Ave, Kennedy Drive on the east and Adriatic Ave on the north. Mr. Jacobs stated we are proposing to subdivide the lot in half. Each property will be 4800 sq. ft. and will be 100% conforming.

Mr. Visotcky discussed Mr. Worth's letter requesting photos. Mr. Visotcky has three photos from 9/7/23. A-1 is a photo looking at the property from the Illinois Ave & Kennedy Drive, A-2 is a photo looking at the property from Adriatic Ave & Kennedy Drive, and A-3 is looking directly at the property on Illinois Ave.

Mr. Worth discussed that the existing features shown on the map all have been demolished, on the bottom it shows a proposed driveway off Kennedy of the new lot 11.02 and the other new lot of 11.01 will comply with all bulk standards. Mr. Jacobs stated that is correct.

Mr. Worth also noted that he would recommend all monuments to be set, sufficient parking for each lot will be required as well and inquired on how many bedrooms the new house will have. Mr. Jacobs stated three bedrooms. Mr. Worth noted that two parking spots would be required. Mr. Worth noted utilities are available to both lots, connections will be needed for lot 11.01 along with a road opening application from the township and a water and sewer application as well. Mr. Worth noted you would also need Ocean County Planning Board approval. Mr. Jacobs noted that they already have Ocean County Planning Board approval.

OPEN TO PUBLIC

- Mr. Beck motioned to open to the public, seconded by Mr. Bonamassa. All in favor.

No one came forward

CLOSED TO PUBLIC

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

MOTION TO APPROVE: Docket # 05-23-PB, Ramadan Investments LLC, 97 Illinois Ave, Block 186 Lot 11, Minor Subdivision

- Mr. Beck motioned to approve Docket No. 05-23-PB, seconded by Mr. Baulderstone.

ROLL CALL

Mr. Beck – Yes, Mr. Baulderstone – Yes, Mr. Bonamassa – Yes, Dr. Denning – Yes, Mr. DeCondo – Yes, Dr. LoParo- Yes, Mr. Nese – Yes, Mr. Petrosilli – Yes, Mr. Lippincott – Yes.

OPEN MEETING FOR GENERAL PUBLIC FORUM

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

No one came forward

CLOSED TO THE PUBLIC

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

Dr. Denning inquired to the board, if the applicant was willing to put in the curbs and withdraw the waivers, then why did the board have to vote on it. Mr. Yost noted that the application is not complete without granting or not granting the waiver.

Dr. Denning noted that the board has to come together and figure out where the discussion of curbs and sidewalks go from here. Dr. Denning noted this question is going to come up quite often as residents modernize and improve their properties. Mr. Lippincott inquired if they have the authority to decide that or is that up to the township committee.

Mr. Worth and board members hold discussion about curbing, drainage, and design standards.

Mr. Lippincott inquired to Mr. Worth his input, Mr. Worth noted sidewalks are not present in the neighborhood and curbs can go both ways. Mr. Worth discussed curbs can help keep drainage in the street but also blocks runoff in rear yards. Mr. Worth noted you would really want to see the master layout.

Dr. Denning suggested a guidance letter from Mr. Worth in the future, if the applicant is asking for a waiver, what the impacts and the effects are, etc. Dr. LoParo added to include the percentage of curbs in that specific area as well.

Mr. Dawes noted that it is important that the board have consistent criteria on how you vote on certain items. Mr. Dawes noted the general discussion tonight was about how no one else had curbs instead of is it an appropriate place to put curbing based on certain criteria. Mr. Dawes agreed if Mr. Worth could give the board guidance and knowledge of specifics, that the board could vote more off knowledge and make informed decisions.

b.) Ordinance 2023-19, An ordinance of the Township, County of Ocean, State of New Jersey; vacating a portion of Dam Street.

MOTION TO APPROVE:

- Mr. Baulderstone motioned to approve ordinance 2023-19, seconded by Dr. Denning.

ROLL CALL

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

MOTION TO ADJOURN

- Dr. Denning motioned to adjourn, seconded by Mr. Baulderstone. All in favor.

MEETING ADJOURNED AT 6:49 P.M**NEXT SCHEDULED MEETING WILL BE October 5 @ 6:00PM**

Laurie Clune

Board Secretary