

TOWNSHIP OF OCEAN
Plan Endorsement Advisory Committee
SEPTEMBER 22, 2021 – 10:30 AM

1. CALL TO ORDER

• ROLL CALL

Lydia Dodd	_____X_____
Don Lippincott Jr	_____X_____
William Laudien	_____X_____
Kristine Hartkopf	_____X_____
Thelma Polon	_____X_____

Professionals:

Jason Worth _____X_____

Stanley Slachetka _____X_____

FLAG SALUTE

OPEN PUBLIC MEETING ACT – PURSUANT TO THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING WAS PROPERLY PROVIDED BY SENDING COPIES OF THE NOTICE OF MEETING TO TWO NEWSPAPERS, THE ASBURY PARK PRESS AND THE PRESS OF ATLANTIC CITY. THE NOTICE WAS POSTED AT THE OFFICE OF THE TOWNSHIP CLERK AND ON THE BULLETIN BOARD OF THE ADMINISTRATION BUILDING.

REGULAR MEETING

Jason Worth explained The Township of Ocean achieved Plan Endorsement in 2005. Town centers are areas within a municipality where more building would occur and be focused. Town Centers were due to expire in 2018. However, through executive order, Town Centers were extended, and the Township of Ocean must now renew by January of 2022. A part of the renewal process is to form the “Plan Endorsement Advisory Committee”, also known as the PEAC. Jason Worth provided the PEAC with a copy of the zoning map east of the parkway and a copy of the Town Center boundaries. These copies consisted of both existing boundaries and what the DEP is proposing.

Stanley Slachetka discussed that the role of the PEAC, discussed in the State Planning Commission rules and regulations, is to review the draft Municipal Self-Assessment Report (MSA). Stanley Slachetka discussed that the Township of Ocean was the first municipality in the state of New jersey to receive plan endorsement.

Stanley Slachetka discussed that what the PEAC is going through right now is not so much a new process as it is a reaffirmation of the previous plan endorsement the Township achieved.

Diane Ambrosio inquired about the DEP’s intentions to roll back the plan of endorsement lines from the bay to Main Street.

Diane Ambrosio expressed her concerns about two properties, and stated she thought the Town would be willing to push back from the bay, but not from the two other properties.

Diane Ambrosio discussed that when the Town went to do the State Plan Endorsement, to be approved for the road, the Town had to give 3:1 acreage.

Bill Laudien inquired to whether there is more the Town wants to get out of this negotiation.

A committee discussion, amongst the members, took place regarding the map provided by the DEP.

Stanley Slachetka discussed that the Town just has to have very specific reasons, based on the planning rationale and that fits within their regulatory scheme, that it makes more sense to keep those properties within the Town Centre plan endorsement.

Stanley Slachetka discussed that the plans were already actually minimized from a more expansive zone.

Donald Lippincott discussed that Stanley Slachetka is one of the foremost experts in the entire state of New Jersey for Town Centers, and Plan Endorsements. Stanley Slachetka was one of the two people who wrote the plan.

Stanley Slachetka discussed that when considering the boundaries proposed by the DEP the main question is what is being prohibited in the Town Center and what is being achieved from an environmental perspective through the prohibition of certain development.

Lydia Dodd discussed that she believes the PEAC is all in agreement that they are going to push back on two points within town, the area on Main St. and the area on Volunteer Way.

Kristine Hartkopf inquired as to whether the land behind Hornblower Dr. is considered wetlands.

Diane Ambrosio answered that the land behind Hornblower Dr. is considered preserved property. It was preserved by the Township and Ocean County.

Stanley Slachetka discussed that they also want the PEAC to review, and affirm, the vision statement which lists the previous goals and objectives of the Township.

Stanley Slachetka phoned Robert Dare, an employee of T&M Engineering, in for the remainder of the meeting.

Stanley Slachetka discussed that the Municipal Self-Assessment is defined by the requirements under the state plan process.

Bill Laudien inquired to confirm that the review needs to be concluded by January.

Stanley Slachetka confirmed that, yes, the goal is to finish the review by January.

Motion to Open for Public Comment:

Kristine Hartkopf motioned to open for public comment. Bill Laudien seconded the motion.

Lydia Dodd	_____X_____
Don Lippincott Jr	_____X_____
William Laudien	_____X_____
Kristine Hartkopf	_____X_____
Thema Polon	_____X_____

No public was present at the meeting.

Motion to Close Public Comment:

Kristine Hartkopf motioned to close for public comment. Bill Laudien seconded the motion.

Lydia Dodd	_____X_____
Don Lippincott Jr	_____X_____
William Laudien	_____X_____
Kristine Hartkopf	_____X_____
Thema Polon	_____X_____

Adjourn

Kristine Hartkopf motioned to adjourn the meeting. Thelma Polon seconded the motion.

Lydia Dodd	_____X_____
Don Lippincott Jr	_____X_____
William Laudien	_____X_____
Kristine Hartkopf	_____X_____
Thema Polon	_____X_____

Meeting Dates 2021- 10:00 am
October 13, 2021

Signed and Submitted:

Diane B. Ambrosio, Municipal Clerk

Date