

**TOWNSHIP OF OCEAN  
REDEVELOPMENT COMMITTEE**

DECEMBER 11, 2008  
5:30 PM

1. CALL TO ORDER

- ROLL CALL

Daniel Van Pelt   X        Robert Kraft   Absent        Richard Reilly  
  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.

**Meeting Minutes**

Approval of Meeting Minutes:

November 13, 2008

A motion of approval was moved by Committeeman Reilly, seconded by Mayor Van Pelt.

Roll Call: Reilly: Yes, Van Pelt: Yes.

**REGULAR MEETING**

**NEW BUSINESS**

- Waretown Village Associates
  - o Wells Mills Road – Block 57, Lot 13.01, 13.03, 13.04, & 14

Arthur Stein, Stein & Supsie on Lacey Road in Forked River on behalf of Waretown Village LLC introduced Scott Lepley, Design Architect and Dave Owens, Engineer from Owen Miller Associates.

Mr. Stein stated he is perplexed that they are before Redevelopment, as this property is located outside the Redevelopment Area, as discussed in the letter from

the Township Professional. The reports are confusing. The first page of the engineer's report stated the property is on the outside of the Town Center. The third page of the report stated the subject property lies outside the Town Center boundary. Mr. Stein is here to explain what they want to build, but want to reserve their rights.

Mayor Van Pelt explained that they are not in the town center. Before the Town Center, there were areas that were named areas in need of Redevelopment. Your property is one of them.

You are subsequent in a Redevelopment Zone under the redevelopment proposals. Therefore, the plan becomes an application. The Redevelopment Plan would be adopted, approved and moved to the Planning Board.

Township Attorney McGuckin stated you are subject to the existing zoning either way. The Redevelopment Agency has the authority under the Redevelopment Plan, to do an overlay zone, based upon an application that comes before them. The Redevelopment Agency, assuming this project moves forward under the Redevelopment Proposal, the Redevelopment Plan would become your application. That Redevelopment Plan for this portion of the Redevelopment Zone is then adopted and that is what you would be building in accordance with the Redevelopment Plan. If there is no agreement as to what the Redevelopment Plan will be, then there is no agreement. You have your rights under the existing zoning to go forward as you wish.

Mr. Stein stated if there is a General Development Plan that covers this project, this project is part of the overall Greenbriar/Oceanaire approval, granted by the Township of Ocean Planning Board and is also part of the CAFRA permits that were issued for the Oceanaire project.

Mr. Owen and Mr. Lepley were sworn in to give testimony.

Arthur Stein inquired if the architectural rendering that was submitted in the application is in the building tonight.

Diane Ambrosio, Secretary, provided Mr. Stein the rendering.

Arthur Stein confirmed that Mr. Lepley is a registered architect in the state of New Jersey and has testified before various boards in Waretown and his qualifications have always been accepted in the field of architecture.

Mr. Stein discussed the licensing of each of the professionals for their credentials and expert testimony.

Arthur Stein confirmed that Mr. Owen is a licensed planner in the state of New Jersey since 1967 and is a principle in Owen Miller Associates. That firm has been in existence since 1982. That firm does site plan work, similar to the type that is before the board tonight and has represented municipalities in the course of his work.

Mr. Owen stated both public and private. He has sat on both sides of boards. He represents three zoning boards and his qualifications have always been accepted.

Mr. Stein inquired if the qualifications of the professional engineer and architect are accepted.

The board accepted their expert qualifications.

Mr. Stein stated they are looking at the Taylor Design report of July 3, 2008. The first question is regarding the residential zone buffer of five feet to the Southwest corner. Under the general development plan, this property benefits from C3 zoning.

Mr. Taylor stated “yes, it does”.

Mr. Stein inquired from the report, do you know where Mr. Taylor is referring to on the plan.

The area is pointed out.

Mr. Stein inquired how much buffer area exists in that end of the site.

Scott Lepley stated it is substantial. There is very little disturbance to the entire residential zone that is left.

Mr. Stein inquired if there is about 32,500 square feet of green area along the West side of property – about  $\frac{3}{4}$  of an acre.

Mr. Lepley stated that is generally a 50 foot, 49.5 length, with the exception of the two trash areas.

Mr. Lepley stated he believes he is talking about the zone line. The principles in the project own both sides. Both sides of the zone line intend to be part of the overall project. That is part of the project when the general development permit was granted. Everything on that board is part of the general development plan.

Mr. Stein inquired if it is Mr. Lepley's opinion that it is adequately buckling for those two enclosures on the West side.

Mr. Lepley stated they will have a block as well as any supplemental claims. It reduces to just under 30 feet. There will be a block that matches the building. They are designed to be in that position for easy access for pick up and removal.

Mr. Stein stated that the Western boundary runs for several hundred feet. The area of each of the trash enclosures is 10-15 wide. The rest of it has a substantial buffer. On those trash enclosures, how far is the building to the property line on the West side.

Mr. Lepley stated 76 and change at that closest point.

Mr. Stein inquired what the approximate distance of the drive to the property line is.

Mr. Lepley stated he believes it is 60-65 feet.

Mr. Taylor inquired what is the closest dimension of the building.

Mr. Lepley stated he believes 76 and change.

Mr. Taylor stated the plans before The Committee shows 78.2 feet.

Mr. Lepley stated "yes, 78.2".

Mr. Taylor stated it may be helpful for the board and the public to have Mr. Owen & Mr. Lepley do a brief overview of the whole project and then we will touch on those specific items.

Mayor Van Pelt stated that is a good idea so the public understands.

Mr. Lepley stated the development of the site comprises two buildings. One approximately 31,000 square feet and one at approximately 8,000 square feet. When you look at the site plan, at the middle three-dimensional drawing, you can see the left hand building is a free-standing building at 8,000 square feet. The “L” shaped building is the larger of the two buildings. The “L” shaped building to the West, the main bulk of the building fronts Route 532, but is set back several hundred feet from the edge of the road. The “L” shaped piece comes up much closer to Route 532. The back faces the development immediately to the West of the property. The wing on the West side is set at three different elevation levels because of the topography of the site. It steps down as it goes back towards the main part of the building. That main building is kind of a tower structure that has clocks on it and some glass to give it an area appearance. The development of the site’s style cannot be named because it has a number of different elements in it. It has some craft elements, some Victorian elements and some small town America elements. It’s a mixture of different types as it was developed over a period of time as opposed to all at once. There are a number of different materials used in the buildings. Some metal loop, dry and brick or soot-face block, a number of masonry products, and some columns. Along the façade of the entire “L” shaped building, there is a significant covered area as far as walking goes. There are not too many areas where you are in the elements. The porch area is about 6 to 10 ft in depth. The signage is equal with the design of the building, trying to allow a place for signs to be placed by the tenants of the building so they will not be offensive in terms of the exterior appearance of the building. The building is designed in such a way that it can be divided into a number of different tenancies. There are no planned tenants for the building. Spaces were created anywhere from 1,500 square feet to 25,000 square feet in contiguous space. The building is designed to be maintenance free and impervious. It’s also designed to look nice in the context that it is being built, to blend in with what you already have as far as the US Home development.

Mayor Van Pelt stated back in 1999-2001, this developer came in under the Lennar umbrella, when they got a General Development Plan (GDP) with this municipality to build their development. As part of that, your application was included in the GDP.

Mr. Stein stated in a certain way, that is a correct statement. There were a lot of contractual obligations and relationships.

Mayor Van Pelt stated because you are in that GDP, you have a ten-year protection from any of the town’s zoning changes that afford you the opportunity. You could

sit on this project up until the 10<sup>th</sup> year and be protected. That's why the plan is here. The clock is running out in a year or two. In 1999/2000 this was part of an overall plan for that area of the community. The town didn't have a Redevelopment Agency at that time, just a Planning Board.

Mr. Stein replied yes. He then explained the general features of the site plan in terms of rotation of the buildings, drainage location, access points and why the access points are located where they are.

Mr. Lepley stated the drainage is in the Easterly corner. There are three access points. The main entry is completely available for queuing. It splits the two uses and makes it easier for people to get to the building they want. The East and West line secure the route through the development of the project. It is well designed for circulation.

Mr. Stein stated the green area is 45% of the overall site (7.9 acres). There will be a dedication of Morey Place Road to increase the right-of-way of 50ft.

Mr. Lepley stated this side of the property is a 25 foot dedication to the Township of Ocean. There are multi levels due to the topography of the site. There are no more specimen trees and the site slopes North to South to accommodate the grading. The area to the bottom of the sheet is the buffer and wetlands area that coincides with the remainder of the US Homes project.

Mr. Stein stated in designing the project, for purposes of the preliminary and final site plan approval, were you faithful to the General Development Plan that was approved by the Township.

Mr. Lepley explained the parking oriented to the building. They all run East/West. These are isolated for that particular use. The rest are a normal pattern. The smaller building parking to the East is closed in. There is overflow parking for the "L" shape and 3 ½ bays.

The intent of the lighting of the site is to provide a uniformed light and to prevent glare in towards the site. They are all shielded. The pedestals are 2 ½ ft tall to keep vehicles from hitting them. The ones on the islands would not need a pedestal. The design at this site, as previously approved by the Township, is consistent with good planning and design and has good circulation for traffic. It will include vehicles coming in for trash pick up and removal. The design is not to channel people in one area.

Township Attorney McGuckin inquired if the developer had a copy of the GDP map showing the proposed layout of the shopping center.

Mr. Lepley displays the GDP map. The floor space is 39,045 square feet of the entire site. On the General Development Plan it is 37,000 square feet in the big building and 6,000 square feet in the small building.

Township Attorney McGuckin stated the GDP had a total square footage of 8,400 square feet and 31,000. The proposal has increased the square footage of the smaller building by 2,400 square feet that was originally approved on the GDP.

Mr. Lepley stated the original approved size for the smaller building was 6,000 square feet. The current size as shown is 8,400 square feet. We made a change to that and wrapped the drive island and parking behind that building to pick up the extra parking based on the square footage.

Township Attorney McGuckin inquired if the approved GDP has the drive island and parking behind.

Mr. Lepley stated it has the drive island, but no parking. It's just a real wide paved island with parking on one side encompassing the same square footage.

Township Attorney McGuckin stated the one building is being increased by 25%.

Mr. Lepley stated, "yes, the smaller building". The other one is essentially the same size, although it was shown as just a basic building. We added a covered space along the parking area side, but not internal square footage, just a porch area. The purpose of the porch area is to give people a covered area when they came into the building instead of standing in the rain.

Township Attorney McGuckin stated you could have done that under the original plan with less floor space inside the building.

Mr. Lepley stated the original footprint of the building was handed to us and said this is what was approved. There was no delineation as to what the façade was, what was porch areas. It was just a matter of them showing us an outline of the building that was part of the originally approved plan.

Township Attorney McGuckin inquired if that has changed on the plan that is presented tonight, as opposed to what was originally approved.

Mr. Lepley stated, in terms of porch area, yes. In terms of using the square footage, no.

Township Attorney McGuckin inquired about the square footage of the roof area.

Mr. Lepley stated that is not included in the 31,000 square feet. We were not told, when this approval was granted, whether or not there was any allocation for covered roofs. Does an awning count as a covered roof? We were not told any of that. We felt that building a basic building with a wall straight up and no variety to the outside shape of the building would have been safe.

Mr. Stein stated there is an architectural reason why it was designed that way.

Mr. Lepley stated architectural encompasses for the uses of the building as well.

Mr. Stein stated there is no increase of impervious coverage. Impervious coverage is the same.

Mr. Lepley stated the area between the building and the parking lot was always just a concrete area.

Mayor Van Pelt inquired if the impervious coverage is 30% there. What are you allowed?

Mr. Stein stated 60%. After the dedication is 51%. End of cap is 55%. 60% was permitted on the CAFRA permit at that time.

Township Attorney McGuckin inquired do you have to go back to CAFRA at all?

Mr. Stein stated, "no".

Township Attorney McGuckin inquired how the plan, that is proposed now, complies with the original GDP.

Mr. Lepley stated the drainage basin is located in the same location as the GDP. The three access points are the same as the GDP. Both buildings are still one story as proposed on the original GDP.



Mr. Stein will check if the GDP provides a maximum height in the buildings. It was consistent with the 35 feet in the zoning ordinance and the original GDP's parking spaces. They are all in the same place. They took a couple spaces out. The plans presented have 38 spaces under the ordinance.

Township Attorney McGuckin stated there are 38 under the ordinance, but less than what was on the GDP.

Mr. Lepley stated he assumes it was very similar.

Township Attorney McGuckin stated the buffer areas are similar on the GDP as on this application.

Scott Taylor stated it appears there is an increase in the actual gross leaseable area and also in building/lot coverage defined by our ordinance, which includes roof areas, overhangs, etc. They were not included in the previous GDP. In addition to the gross leaseable area increase, there may also be a building/lot coverage increase from the previous GDP, now that there are covered walks, as opposed to impervious. There are three difference definitions: One, is the interior space of the building, which we determined there is about a 2,400 square foot increase. Two, is the impervious coverage, and Three, is the lot coverage, which is defined as the area that occupies the site, which includes roofs and overhangs. So it is less than the impervious, but increased from what was on the GDP, if those portions were all added.

Mayor Van Pelt stated it has been quite a long time since this particular parcel has been discussed. Clearly when you look at the Township of Ocean now versus 2000, you get a better idea of what the town is trying to achieve from a planning perspective. From a commercial standpoint, the town had plans to "cul-de-sac" Route 532.

Mr. Stein stated the developer is aware of that.

Mayor Van Pelt stated Volunteer Way will lead out to the Parkway. Most traffic will be brought into the Town Center, lessening the burden on Route 532. The town received a grant 2-3 years ago. The town asked for an extension. TDR is a Transfer Development Rights program that the town would deem parcels appropriate for preservation. In exchange for that, the town would discuss with the property owner transferring their development rights outside the Town Center into

the Town Center. That is what has been discussed for the future of the Township of Ocean. It is Mayor Van Pelt's opinion that in the future, the Township of Ocean should do its best to designate any and all development in the Town Center. All outside the Town Center should be left in its natural state. The majority of the residents would agree, as the number one vote on the town's ballot was the open space questions for a tax increase.

Mayor Van Pelt discussed his ideas on how the municipality and the developer could benefit with this parcel.

Mr. Stein stated this application was part of an overall plan. When it was originally designed, the people from US Homes liked the idea that there would be a commercial center not far from their entrance way. It would be easy for people to go 200 or 250 feet to go to stores so close. The uses are reflective of the needs of the community.

This is a piece of property that is approximately 8 acres, with substantial frontage on Wells Mills Road. According to the tax assessor, it is a very valuable piece of property. In the years this property has been owned by Waretown Village, there has been somewhere in the area of a quarter of a million dollars paid in taxes on this vacant land. It gives the township a significant rateable. The developer is willing to listen to a proposal. If the proposal makes reasonable sense to the developer, from an economic point of view, that would be something they would be interested in doing. The question is if the equity offered to the developer would be fair. At some point there was mention of a transfer of 1 acre for 8 acres.

Mayor Van Pelt stated that most members of the audience are here for a reason. The town does not allow commercial development anywhere else on Route 532. The town is under contract for \$1.5 million to buy the 30 acres with the cell tower piece. Lacey Road is an example of what the town does not want to see in the Township of Ocean. Mayor Van Pelt welcomes the opportunity for Mr. Stein, the developer, the Township Committee and the Township Attorney to discuss other possibilities.

Mr. Stein clarified "other possibilities" as development within the Town Center.

Mayor Van Pelt stated, "yes". It would do the developer and the town a world a good. The developer has been more than patient and may choose a date for a meeting – even on a Saturday.

Mr. Stein confirmed with Mayor Van Pelt he would like to see this application go to a discussion outside of this venue, as opposed to continuing this discussion tonight.

Township Attorney McGuckin inquired what time frame was set forth in the original GDP as to when this was going to be developed. There were phases within the development. Mr. McGuckin would like to review the time frame and the plans that were approved, increasing the building to 25%. It may change the floor area ratio for the nonresidential. You may need additional plan work for that issue alone.

Mr. Taylor requested a copy of their CAFRA approval.

Township Attorney McGuckin stated the town could get the developer back here in about 4-6 weeks, notwithstanding the discussions that will occur.

Mr. Stein stated he has not looked at the floor area ratio issue. Mr. Owen will have to give him that answer. If there has been an increase that is inappropriate, it can always be reduced.

Mr. Owen stated the other issue is the overhangs on the building. Do we build a box that exactly follows the configuration that was approved for the sake of appearances. That doesn't make sense.

Mr. Taylor stated the town is not suggesting that. The town needs to evaluate that to see the impact that has on the consistency of this plan with the GDP. The town needs to be able to quantify what those parameters are.

Mr. Lepley stated they are not accustomed, as architects, to not be involved in the early generation of the site use. In this case, the developer was handed an approved footprint. The original approved site plan doesn't show anything other than a sea of concrete between the edge of the paving and the edge of the buildings.

Mr. Stein discussed the option the Mayor suggested. The developer has been waiting a long time and would like to know specifically what the issues are with this project. If they have to come back in January, it is a bit vague and are struggling with the comments that have been made. Typically, ordinance numbers are not mentioned. The developer would like the courtesy of knowing specifically what the Redevelopment is concerned about.

Mayor Van Pelt committed to meeting with the developer before the holiday.

Mr. Stein inquired if an alternative accommodation is not met, when would they come before Redevelopment again.

Mayor Van Pelt stated in January.

Mr. Stein stated that is acceptable.

### **PUBLIC COMMENT**

Motion to open to the public was moved by Committeeman Reilly, seconded by Mayor Van Pelt.

Reilly: Yes, Van Pelt: Yes.

Madeline Capozzoli, Greenbriar Resident, stated residents were not told that US Homes had any agreement with this firm to build commercial buildings, when they purchase their property. Ms. Capozzoli would like to know how close the developers plan to build. Residents paid extra money to live along the wooded area. They really do not want this project and feel they were lied to.

Mr. Stein explained that US Homes is in compliance with the law. They were obligated and disclosed in their documents that there was a commercial site as part of the project.

Mr. Taylor inquired what the approximate distance from the homes is.

Mr. Lepley stated several hundred feet. There is probably 400-500 feet of wetlands between the backyards of the homes in Greenbriar and the edge of where the development will take place. Mr. Lepley's mother bought a house in Greenbriar. There was a map in the Greenbriar sales office with pins in it for all the contracted houses. This project was labeled as a commercial site on that map.

Tom Marquee, Greenbriar Resident, stated if this project came up today, it would never be approved. We moved to smart growth. The Town Center is smart growth. Given this took place 10 years ago, the Mayor's suggestion to talk about property right transfer (TDR) is the appropriate thing to do. The board has to look for reasons to turn down this project. It is pure and simple sprawl.

Joan Finn, 26 Ocean Grove, is concerned with the project. Ms. Finn is concerned that a deal was made so many years ago and stopping it at this stage of the game. Some foresight/information could have been given to the residents of Waretown way a head of time when this was in the planning. The whole concept should have been developed more equitably and more transparently because it was already promised. Secondly, whatever commercial business we have should really be commercial rateable and that we don't throw that term around carelessly. Commercial rateable means that the commercial properties will be paying taxes. That means the people will have less of a burden on them for paying school tax. This is not true with Shop Rite. Shop Rite is paying money in lieu of taxes. We have to be careful that whatever commercial property we bring in there is truly a commercial rateable.

Mayor Van Pelt stated in 1999 or 2000 this room was double-packed with people who supported this concept. The level of transparency in government, that took place at that time, was unparalleled. Mayor Van Pelt discussed PILOT. The town has a very unique arrangement with Shop Rite. There is not a single municipality in the state of New Jersey and most of Pennsylvania, that has a population of under 10,000 people that has a 70,000 square foot supermarket. The reason why the town did a PILOT is because the project does not generate one pencil, one pen or one desk for the school. There is a direct payment to the municipality. Shop Rite pays more taxes to us than they would under a traditional plan.

Motion to close to the public was moved by Committeeman Reilly, seconded by Mayor Van Pelt.

Reilly: Yes, Van Pelt: Yes.

Informal Hearing:

- Waretown Associates – Sarapoulos
  - o Block 24.11, Lot 12.04 & 12.05

Imonts Snilezins, Landscape Architect and Planner is here informally to discuss a site plan that was presented back in August. Mr. Snilezins met with Stan Slachetka and Scott Taylor and did major surgery on the site plan. They are here tonight to get some feedback.

The old plan was like a campus setting. Separate buildings with parking behind the buildings. It was not very well received. The developer found out there is a residential component going on next door – Zell properties. It is a major building – 17,000 square feet. It serves as a buffer and a screen toward the town home project on the North side. The parking lot is perpendicular to Route 9. When you come in off Route 9, you see a water feature, or fountain or sculpture in the island. It provides a buffer area to the parking area. The parking is centrally located. There is a branch bank of some sort located opposite of the strip center. It has its own separate parking lot in the front and on the side. It has a drive-through window at the rear of the building. Circulation is provided with sidewalks along Route 9. There are safety-stripped crosswalks dedicated to bank patrons who want to walk to the strip mall.

Deputy Mayor Robert Kraft joined the meeting at 7:05 pm.

Most of the storm water runoff will be handled by pavers that have gaps between the blocks for the rainwater to filter through. Beneath that will be a stone bed 1-2 feet deep, where the water will be stored or recharged back into the soils. That will be engineered when the plan is approved.

Committeeman Reilly asked if the developer has a commitment with a bank.

Mr. Sarapoulos stated they are working on a commitment with a bank.

Mr. Snilezins stated this parcel needs an anchor business so the other tenants can get that foot traffic.

Deputy Mayor Kraft inquired if the developer has any commitments from tenants.

Mr. Sarapoulos stated one or two. Nothing in particular.

Mr. Taylor stated there has been a number of bank projects put on hold because of the restructuring. Redevelopment asked that the developer not get too far into this being a bank. It could end up being standard retail or a restaurant, where it should be more of an extension or “L” shape.

Mr. Snilezins stated if the parking and circulation is fine then Mr. Sarapoulos could go out and market this piece to banks and other people and get feedback. There are not a lot of bank branches along the Route 9 corridor. There is a large senior population at Oceanaire. It would be a good fit.

Mr. Taylor stated he met with the developer. They had initially had four pad sites out front with parking in the middle and a rear strip. Stan Slachetka and Mr. Taylor met with the applicant and their professionals, rolled out trace paper and came up with a design that will facilitate good circulation around the bank and try to get the building moved up toward the streetscape to advance what the town has been doing and bring parking back in a little bit more.

Deputy Mayor Kraft is concerned that you don't see off the road. He is also concerned with the town approving something that is not viable. The biggest corner unit does not front the street.

Mr. Taylor stated the only other option was to take that building from being on the right side and putting it directly on the bottom of the area, with the sea of parking out front. That will give you better visibility. The unfortunate part is the sea of asphalt.

Deputy Mayor Kraft asked how big the cleared area is.

Mr. Snilezins stated 2 ½ acres – 21,300 square feet and 30% impervious coverage. We just got a wetland LOI last week on the confirmation of alliance - LOI delineation of the line. The delineation did not change.

Deputy Mayor Kraft inquired if it is isolated wetlands.

Mr. Snilezins stated there are wetlands where the bank is – about 7,000 square feet isolated from the other wetlands. There is a center in Jackson Twp. on County Line Road that is very similar. It doesn't have a bank branch on it but it's the same layout, in terms of perpendicularity to the major highway.

Stan Slachetka stated the only other alternative is to shift the orientation of the entire development up towards the street, with parking in the rear. There are two unique aspects of the configuration and they wanted to have that bank. As Scott mentioned before, if they have something other than the bank, then you would have some different options in terms of building orientation, maybe with the "L" up towards the street. Try to put a significant architectural feature that would attract the visual focal point towards the back in that pavilion piece.

Mr. Taylor stated at the little turn in the building, too, so you can get some signage there. If there were a successful bank there, everyone that exits the drive-through is then presented with the entire center. It presents itself well.

Committeeman Reilly stated if you have a bank there, you are going to get traffic, but short of that, you will be sitting there with a lot of vacant buildings.

Deputy Mayor Kraft inquired how many units are in the “L” shaped buildings.

Mr. Sarapoulos stated between 10-14.

Deputy Mayor Kraft inquired if there is enough parking for that.

Mr. Snilezins stated yes. I looked on the aerial to calculate how many homes are behind there. There are probably 700 homes back there. This piece is more like a neighborhood piece instead of a regional need, for the local homes to shop at.

Township Attorney McGuckin inquired if it makes sense, coming along Route 9, some type of cross-access easement to adjoin properties to keep traffic off of Route 9. The one from the North is proposed residential, mostly.

Mr. Slachetka stated the problem you have with the North one is cross-access is not quite as relevant. To the South you have the wetland and tree-save areas. There is a substantial gap between where the developed portion of this site is and the adjoining property. Cross-access easements make sense.

Mr. Taylor stated part of the “L” tract that was furthest removed from their commercial component for the affordable housing is for the end cul-de-sac.

Mr. Slachetka discussed moving the buildings to the front. There isn't an opportunity for a coherent design element. You might be able to get that over time.

Township Attorney McGuckin stated unless you can get a bank, the layout will change, the parking will change.

Mr. Snilezins stated that is fair enough. It will give the developer an opportunity to go to market for something else.



Deputy Mayor Kraft stated everyone would be in favor if you could secure a bank. The other building is aggressive in terms of the size. I don't know if there are 14 or 16 more uses that are needed in this town.

Committeeman Reilly stated repeated uses are not going to fly.

Mr. Taylor stated maybe there is an opportunity to do a phase project. You could have a Phase 1 that is the portion of the building closest, maybe an 8,000 or 10,000 square foot building for use as an occupation. When the market gets better bring in Phase 2.

Mr. Sarapoulos stated he understands if there is not a bank, it will change the whole layout.

Mr. Taylor stated the way the driveway comes in now, it allows which way we are going. We need to define that and make that right turns or align it with one of the drives coming in and out.

### **PUBLIC COMMENT**

Motion to open to the public was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft.

Roll Call: Reilly: Yes, Kraft: Yes, Van Pelt: Yes.

There being no comment from the public, a motion to close to the public was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft.

Roll Call: Reilly: Yes, Kraft: Yes, Van Pelt: Yes.

### **ADJOURNMENT**

Motion to adjourn meeting was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft.

Roll Call: Reilly: Yes, Kraft: Yes, Van Pelt: Yes.

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Township Clerk

Date