

**TOWNSHIP OF OCEAN
REDEVELOPMENT COMMITTEE
Meeting Minutes**

APRIL 28, 2008
5:30 PM

1. CALL TO ORDER

- ROLL CALL

Daniel Van Pelt____ X

Robert Kraft X

Dick 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.

REGULAR MEETING

NEW BUSINESS

- Ofer Malchi - Block 64, Lot 7 (Rt. 9)

Sean Gertner, Esq. and Rob Harrington, Engineer stated they would like to treat this more in the context of a tech meeting just. Mr. Gertner and Mr. Harrington just received the professionals' letter of recommendations.

Mr. Robert Harrington, East Coast Engineering Special Engineer stated the site plan application received approval from the Land Use Board in 1999. The applicants were going to renovate the building. The building was structurally deficient. Modification have been made for the building including parking. This application includes sidewalk, curbing and landscaping. This is a small site and is deficient in many areas.

Mr. Harrington stated there is cultured stone on the bottom of the building, cedar clap board siding above. The biggest concern is the size of the site. There were suggestions to work with the neighbors. The neighboring sites are reluctant to work with the property owner and working with circulation and parking.

Based upon the review letters, updated requests will be sent to surrounding property owners. At the end of the day the property owner will want to develop the property as originally proposed. The property owner will work to improve the circulation and parking.

Stan Slachetka stated this is an area within the Town Center designation. This is part of the gateway of the concept plan that the township has put together. This is very close to the northern boundary and is the northern gateway. These properties have very limited depth. The Township could bring in the various property owners and work on a plan for common parking and a circulation plan. The properties could have some level of pedestrian access to the north. A comprehensive plan would maximize the opportunity for some shared parking.

The Redevelopment Committee should reach out to all the property owners of that area to work with them. They have value in this property.

The RFP for the entire Town Center is going to be out July 1st. At that point, the property owners are brought into the process. The parking is a critical issue. The county easement makes it impossible to bring the buildings up front. There are DOT and DTS standards they need to meet.

If there's opportunity for placement of a new business in a new building or new structure, it has them at the location where the property is. The first process is identifying what the property owner's needs are. If the lot on the northern end was made into a parking lot, with pedestrian access to each of the building lots, that is something that benefits everyone.

Township Attorney McGuckin stated that threshold question on a variance is an undersized lot, the structure has been eliminated, there is no grandfather here, property owner is going to have to go out and make their proofs for a variance. A prerequisite of that is an effort to buy the land adjoining it or sell the land to adjoining property owners to eliminate the need of a variance.

Sean Gertner stated the property owners here tonight have incentive to start the conversation with the other property owners, alternative arguments and hardship of undersized lot. They would like to interface with the professionals and make certain that the property owners are included in the RFP for this property. They want to be good neighbors.

Stan Slachetka stated the RFP is being put together at this time and has a first draft complete. There could be a concept of this area in the Redevelopment Plan. The property owner always has their property rights. It would be consistent with the town center plan. All these problems could be solved and addressed as part of a comprehensive plan that benefits everybody.

Mayor Van Pelt stated Redevelopment is a very useful tool for property owners to maximize the value of what they're trying to achieve.

- Herman Zell, Seminole & Route 9
8,900 sq. ft shopping ctr & residential units

Herman Zell, Sal Perriollo, Laura Staines, engaged in a dialogue with the Redevelopment Committee regarding this property. They have received the professionals reports and comments.

Thomas C. Roesch, licensed engineer for Duffy, Dolcy, McManus & Roesch Assoc. Mr. Roesch stated the project location is across the street from Pancoast Road. The property owner proposes 108 residential units with 86 being townhome lot combinations and 22 COAH units. The commercial portion is 8,000 sq. ft. in the north westerly corner with a retention pond in the middle and a clubhouse and pool. The 2 major design constraints are a maximum 30% impervious coverage and tree save area. They have been to the DEP on several occasions to move the tree save area. The tree save must be left undisturbed as approved by NJDEP.

The property owner is right at the maximum 30% impervious coverage with the parking and building area. The pond was incorporated into the design feature with a fountain or two. The pond is not incorporated in the stormwater management.

Laura Catherine Staines Giardino, AIA PP, will work within the constraints of the CAFRA and Tree Save areas and will take into consideration the value of COAH residential units and the townhome and flat units. The applicant is conscientious about providing ample living space and there are parking issues. The applicant is requesting more than the required parking. The clubhouse facility is modest in scale. A full description of the site plan was given. It discussed the commercial element with the residential community and the roadway system within the community.

A discussion took place regarding the COAH units whether it should be spread throughout the project or in one separate location and the economic difference in having one building segregated out and not incorporating through the entire project.

A discussion took place regarding that these were incorporated in the township's plan regarding the first and second round. The project can't just breakeven with the COAH share. The state laws have changed and the planning prospective has changed. It is difficult having sale units and rental units in the same building. The COAH units need to be integrated.

Herman Zell stated the tree save area needs to be a contiguous group of land. The upland corridor is not one contiguous piece of tree save area. They spoke to DEP regarding

having the third street extension. Herman has gone to DEP and the Township has spoke to CAFRA on his behalf. The DEP will not allow a road through the tree save area.

The site is identified in the township's affordable housing plan. Once COAH adopts the affordable housing regulations in June, the township will submit a new third round plan to maximize the building or transfer development rights to be built.

The majority of the units are in 8-units buildings with more parking on grade.

A discussion took place regarding that there are 3 – 5 bedroom units in the development. The parking could be an issue if there are 3.5 parking spaces per unit. The unit buildings have 2 car garages with 2 spaces outside of the unit. It has been incorporated for additional parking for guests throughout. Each unit will have a minimum of 2 spaces per unit.

Laura C. Staines Giardino discussed 9 dwellings per building would minimized the garage requirements along the street. A discussion takes place regarding 9 unit buildings. There were suggestions of on-street parallel parking and guest parking throughout the site. The 8 unit buildings have two-car garages and the majority have the additional two spaces immediately outside.

Committeeman Reilly expressed his concerns about ample parking.

They described the outside of each unit and individual courtyard for each building.

A discussion took place regarding the scale of the buildings. The 8-unit buildings are two-stories throughout. There are opportunities for the individuals to have private and separated entries.

There was a suggestion of reconfiguring the basin and make it a true streetscape with lawns and trees. There's no place for people to walk.

The professionals gave more description of items that should be considered for walking, playing within the confines of the development. It is not a welcoming environment for families. A walkable, liveable community needs to be instituted. The size and mass needs more work. There should be some breaks in the building.

The concern is the main common areas through the site. These are almost units with two rears. There are parking areas in garages in the central spine, and there are four facades paralleling Route 9. The scale of the full elevation of this site, of the commercial site, and four of these buildings, then the COAH building at the other end – the repetition of that needs to be broken up.

Stan gave suggestions regarding the changing of the placement of the buildings. Scott also gave suggestions on using the front of the building to enhance the building.

The Committee discussed concerns regarding the play area for children. This needs to be incorporated in the development. The development also needs sidewalks etc. This needs to give the residents a sense of community. This needs to feel it fits in the character of the community. There could be some building shift. The Committee inquired why there were not 1, 2 bedrooms instead of just the 3 bedroom units.

These are market rate units, not senior units was discussed by the professionals.

The professionals have suggested a separate meeting to go over and make some adjustments to the plan. A meeting will take place and evaluate the opportunities within the development.

A workshop session will be setup with all the consultants and Mr. Zell's professionals.

- Coastal Urban Renewal Partners Redevelopers
 - o Signage

Barry Jacobson, Foreman Sign Company gives a detail description of the sign. It is a pylon sign that is fabricated out of aluminum. It has a white halo-lit channel letter. The letter is solid black and projected on the wall. The whole tan area is all painted fabricated aluminum. The Township of Ocean is a non-illuminated. The Shop Rite Pharmacy logo is internally illuminated and is 32 ft. high, plus on top of the berm. The dimension of the crown molding will be estimated an 18inch ledge. It is between Ocean First and the retail stores. The Town Center part of the sign could be kept on 24 hours a day.

The store will be open prior to the sign being manufactured and installed. For traffic control reasons temporary signs will be put up at each of the corners.

A discussion took place regarding the location of the signs and the need for a unified signage package for the whole development.

The standing seaming roof will match the Shop Rite building. There will be a matching color scheme to match the buildings. The warmer color the more subtle – the darker color of the building – buckskin color as stated in the catalog. This will be revision #21 to the plan.

The ball and town center sign is lit for 24 hours. Everything else underneath will be on a timer.

The developer waited on the commercial/retail signs on the building because they wanted to see who the prospective tenants are and their requirements. There are two national businesses that need to have their logo, and their colors are imperative for the national tenants.

The signs and colors are okay for the interior, but on Volunteer Way could be a problem. The compromise for Volunteer Way would be sand blasted signs on Volunteer Way.

From a marketing prospective, it is necessary to have the internal lighted signs on Route 9 and Memorial Drive, on both sides of the building and on the interior/exterior. They passed out a picture from another location that shows the illuminated signs.

Signage accessibility and visibility are critical because the center looks in and does not face Route 9.

The LED lighting can vary in brightness and they will not be on 24 hours. The developer submitted a sign criteria for the committee to review.

The sign criteria is for the tenants, describing signage as internally lit, size requirements, etc.

A discussion took place regarding national chain requirements and quality small tenant signage.

The committee was asked to write a sign ordinance for this site, addressing signage in the Town Center development.

The pylon sign might move to north side and a temporary sign was approved. The building signage will provide the town with frontage along Route 9.

The final paving will start tomorrow. The paving schedule will continue until the end the week. The developer has to open all the inlets and have stormwater functioning. Opening conditions depend on traffic control. The developer is speaking with the township and Police Department regarding traffic control.

Things that will not be completed by the opening are the traffic light and the Route 9 frontage will not be completed.

The transformers are in and looped at this time for all the buildings moving forward.

Light fixtures – Requirements with Wakfern and Shop Rite and the fancy pole mounted lights are what's driving the lighting. All the pole fixtures have to be 110 mph wind fixtures. This came out when Shop Rite was building their building and roof deck. The out buildings had to be redesigned.

The decorative acorn lights are not consistent with what was on the approved plan. There are two constraints. One is the wind requirement and they are aluminum poles. The aluminum should have been fluted and went with a different globe. DOT proposed a requirement that we can only have .2 flood candle exposure on Route 9. This is the only way we could have lights along the county bike path and still meet the spill over requirements at .2 at the DTS. The developer changed the fixtures due to comments from DOT.

The Township's light standards are the acorn fixtures. The whole goal of the fixture was to have the same lighting fixture for the entire Route 9 corridor. Any light on the perimeter of this project must be the town spec light acorn fixtures. The acorns can be shielded. The fixtures on the interior do not have to be swapped out but the perimeter must be the conforming acorn light fixture. It has to be the same pole and the same acorn light throughout the town as required in the design standards Ordinance. The developer is trying to get an illumine plan approved by Alaimo so that Wakfern can sign off on it.

The wall was not well defined. The elevation changes on Volunteer Way were not well defined. Volunteer Way will be raised. There will no longer be a retaining wall behind building 12. A concept plan is being engineered and being placed on the site plan. The majority of the wall is 30 inches. There will be cultured stone panels. It will be designed for Scott Taylor to review. A sample will be built for review by the Committee.

A discussion took place regarding the three tiers that step up in the entrance off Volunteer Way. The three steps up are great. This looks great for the public space area.

The Voluntary Way building was bumped out a little. It had to be brought in line with the other building. It is square with the tower. The building is less square footage now.

The Committee spoke about the cross sections being stamped concrete. It has a cobbled look to it because pavers can become a plowing nightmare.

Shop Rite is working toward a temporary C.O. The dry goods are being brought into the store now. Lights will be going in on the perimeter of the Shop Rite building. Those lights have to be on if he wants to merchandise in the dark hours so people can get in and out of the store safely. In order to open on a Temporary C.O., the parking lot lighting and signage must be complete, possibly using generators if necessary.

The Committee discussed irrigation. They have an irrigation contract for the site. They have drip irrigation in all the planting areas but not 100% of the site. The Committee discussed sinking a well on the site. They have backflow setup now. It is a simple DEP permit for under 70 gallons per minute. The site is out of the ground in full sun and wind. You will be constantly changing out plants. Drip irrigation in the planting beds is preferred. The walkway to the Shop Rite has to be completed.

The Committee discussed the transition area from the County right-of-way and the rail trail and how it transitions to the Town Center.

A discussion took place regarding a bus stop area on the site plan. There is more than one bus stop on the site plan. The Committee discussed the main walkway.

One of the loading docks is pitched incorrectly. The pitch needs to be changed in the site plan to install a trench drain. The developer wants to make sure the details of the loading dock pads are on the architectural plans. Mayor Van Pelt instructed the developer to put it on the site plans as well.

The cart corals will have no commercial signage, instructional information signs only

PUBLIC COMMENT

Motion to open to the public was moved by Richard Reilly. Roll Call: Reilly: Yes, Kraft: Yes, Van Pelt: Yes.

No comment from the public.

Motion to close to the public was moved by Richard Reilly. Roll Call: Reilly: Yes, Kraft: Yes, Van Pelt: Yes.

ADJOURN

Motion to adjourn was moved by Richard Reilly. Roll Call: Reilly: Yes, Kraft: Yes, Van Pelt: Yes.