

**MEETING MINUTES**

**TOWNSHIP OF OCEAN  
REDEVELOPMENT COMMITTEE**

NOVEMBER 9, 2015  
5:30 PM

**1. CALL TO ORDER**

- ROLL CALL

Joseph Lachawiec Absent Dennis Tredy X Tina Wetter 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**

**Motion to approve Meeting Minutes of February 3, 2015** was moved by

Deputy Mayor Tredy, seconded by Mayor Wetter.

Roll Call: Tredy: Yes, Wetter: Yes

**REGULAR MEETING**

**NEW BUSINESS**

AB Realty LLC – Block 169 Lots 12 & 13

- Pennsylvania Avenue
- Application to construct 6 single family homes & Marina

Martin McGann, Attorney for the Applicant, discussed making a presentation in February 2015. The Redevelopment Committee authorized the professionals to draft an ordinance, site specific, to this proposal. The applicant finds the ordinance acceptable.

There is a revision on the architectural drawings for the marina building, pursuant to the proposed ordinance.

Louis Zuegner Applicant Engineer, is sworn in by Township Attorney Chris Dasti.

Mr. Zuegner discussed the color rendering of engineering work, curving along the right-hand side of Pennsylvania Avenue. Further out on Pennsylvania Avenue is Spencer's Marina. Across the lagoon is Long Key Marina. The proposal is for six (6) single family residential lots. The minimum size lot is 12,500 square feet. The other lots are a little larger than that, which conforms to the criteria established within this zone. The marina is the central piece to the project. It is on the water with a driveway coming into the parking area. There is a proposed building in the corner. Based on advice from the Township's professionals, the applicant's architect drew a more residential type of a building with an apartment on the second floor, dedicated just to management or onsite operations of the marina.

Deputy Mayor Tredy discussed the marina was described as single story at the last meeting.

Mr. Zuegner discussed at the last meeting the applicant did not propose an accessory apartment. However, based on discussions with the professionals, the consensus was it will be a good idea to have someone there to remain on site, who is going to be in charge of operations, for the marina purpose. The apartment will be limited to that purpose and not a rental apartment to the general public.

Mr. Zeugner discussed in order to serve operations, there should be someone there full time. It would be a more conforming, aesthetically, building to the area, with a more residential feel as opposed to a commercial marina feel.

Stan Slachetka, T&M Engineering, discussed the professionals did not specifically recommend to have the accessory unit during the course of discussions. It was represented to the applicant there would be an interest for the applicant to have accessory use as part of their proposal. The initial architectural renderings showed a relatively straight forward commercial type structure. If there was going to be an accessory unit, the Township professionals wanted to make sure the architectural design would have a residential character. From a land use planning prospective, it does make some sense to have that ongoing presence there, given the location of the marina and the fact that it would provide added security to the facility.

Mr. Zuegner discussed it is a two and a half (2 ½) story building. The dormers are more aesthetic, giving the second floor as an apartment.

James Oris, T&M Engineering, discussed a major concern of the Redevelopment Committee is the appearance and use of the building. The additional ½ story would only be for storage.

Deputy Mayor Tredy inquired the square footage of the apartment.

Mr. Zeugner discussed it is the minimal amount in the ordinance. Mr. Zuegner discussed it is a minimal of 800 square feet for a two-bedroom apartment, efficiencies minimal square area of 600 square feet, one-bedroom 650 square feet. This apartment is 1250 square feet on the second floor. The total building footprint is 2500 square feet.

Mr. Zeugner discussed the applicant will be complying with parking requirements as proposed in the ordinance. There will be 31 parking spaces. The marina itself will have 29 slips. There will be handicap spaces. The facility will generally work as a small operating marina.

Mr. Zeugner discussed stormwater will be accounted for in several basins recharging into sandy soil and discharging out. There will be paved surfaces for the handicap spaces and at the entrance will be crushed shell.

Mr. McGann discussed there will be concrete aprons, stone gravel drives and a parking lot area. There is an existing ramp.

Mr. Zeugner discussed there is a central area where the trees are preserved. In the area further out on Pennsylvania Avenue will be two single-family homes. There is an existing ramp as part of this property. It is proposed that the ramp would be built back in and be closed.

Mr. McGann discussed during the course of the Planning Board, there will be more details of landscaping, lighting and things of that nature.

Mr. Zeugner discussed there are no sidewalks on Pennsylvania Avenue so no sidewalks are proposed.

Mr. Zeugner discussed the first colored rendering is labeled Waretown Harbor and is an overall site document dated 11/6/15 and will be called A-1. The second rendering is a colored elevation of the marina building labeled at the bottom corner SK102 dated 7/15/15 and will be called A-2.

Mr. Oris inquired if the color scheme is as-shown on the renderings, with a yellow-tan siding with green trim.

Mr. Zeugner discussed the color scheme was not thought of that far ahead. The applicant could agree to that, if that was preferred. It was illustrated a light, summery color.

Mr. McGann discussed the color is more than likely the color that is seen on the rendering unless the Committee has suggestions otherwise.

Deputy Mayor Tredy inquired which direction the floor plan is oriented to the water and the parking area.

Mr. Zeugner discussed the first floor, which is the right-hand side, at the bottom is a garage bay door that would face into the parking lot. The upper side would be toward the Louise Lagoon, the right-hand side would be toward the water lagoon, with a little bit of office space and bathrooms for the marina.

Mr. Slachetka discussed the residential unit would not occupy the full second floor. One-half (1/2) of the second floor will be facing the lagoon side.

Mr. Zeugner discussed the floor plan labeled SK101 dated 7/15/15 will be called A-3.

Jim Oris discussed the operation of the marina, so the Committee can get a better understanding what the applicant's current thought is then Mr. Slachetka can talk further about the Redevelopment Ordinance. Regarding the disposition of the slips, which are opposite the lagoon to the west, there was discussion about not renting out the slips.

Mr. Zeugner envisioned the slips as not long-term lease but as slips that could be used for a short-term period. If the applicant is operating the marina and there is a boat in the water for a week being repaired, these are ideal spaces to do that.

Mr. Oris discussed there are transient slips associated with the operation, but not for long term season rental. This was decided due to the impact of the neighbors directly across the lagoon. Mr. Oris inquired if each individual single-family home will have a slip deeded to the property or be subject to leasing a slip from the Marina.

Mr. McGann discussed the homeowner would have to lease.

Mr. Oris discussed the marina property itself would be individually owned and maintained by the owner of the marina. There will be 29 slips for season rentals and any other type of rental. Mr. Oris inquired if there would be a time frame that the slips would be occupied and will they be vacant during the winter months.

Mr. Zeugner discussed there would not be an exclusion during the off season. The slips would be 6-9 months out of the year, primarily summer driven. Most of the boats would be removed during the winter.

Mr. Oris discussed the marina may have wet storage during the winter months. The clam shell parking lot is consistent with other areas and does provide a pervious surface. The boat ramp is being removed and would require DEP permits.

Mr. Oris inquired if the applicant would winter-store dry storage boats at the facility and is it just for the boats there and will there be a designated area for dry storage.

Mr. Zeugner discussed yes. A specific area can be designated within the parking lot. The area is configured to pull in a truck and trailer and move around. Parking is in the perimeter. There would be a much lower demand in the off season for parking. Winter storage would not be solely for the in-water boats of the summertime. It would be on a first-come, first-serve basis for winter storage.

Mr. Oris inquired if the facility has the ability to haul or launch boats at this facility.

Mr. Zeugner discussed preferably there will be an opportunity to haul or launch at this location, where the lighter color on the rendering comes up to the bulkhead. That would be where the forklift is.

Mr. Oris inquired if the facility will be hauling boats, power-washing boats and painting boats.

Mr. Zeugner discussed yes.

Mr. Oris inquired if there has been consideration of the hours of operation, 7 days a week, 8a-5p.

Mr. McGann discussed the hours will change due to seasonal operations. The typical hours for a marina during the summer season could start at 6am.

Mr. Zeugner discussed the marina itself will operate on business hours like any retail store from 7am-5pm, 7 days a week. Rented slips would give access to boats at any time.

Mr. Oris discussed all noise ordinances would be complied with. If there are any issues with late night use, the owner of the marina would be responsible for compliance with all noise ordinances and any concerns with disturbing the peace. Mr. Oris discussed boat sales at the facilities reducing the number of parking spaces and inquired if the applicant would be bringing in boats for sale.

Mr. Zeugner discussed there is no specific intent to have a sales operation. It's not prohibited. From time to time there will be a boat on the property to be sold.

Mr. Oris discussed a more simple way to phrase it would be the facility would have brokerage boats for sale but there is no plan at this time to have a new boat sale operation where the applicant is setting up a dealership and selling boats.

Mr. Slachetka discussed that would not be permitted pursuant to the permitted uses.

Mr. Oris discussed the facility would have brokerage boats as part and parcel to marine services but not a dealership service.

Mr. Oris discussed lighting along the marina docks.

Mr. Zeugner discussed there will be lighting along the marina docks, a single bollard that serves for electric and water access and a down light for the pedestrian path.

Mr. Oris inquired if the applicant will provide a pump out facility.

Mr. Zeugner discussed it has to be a pump out facility.

Mr. Slachetka discussed having a meeting with Scott Taylor and the applicant and their representatives. The draft redevelopment plan reflects the conversations and discussions and is intended to permit the facility as proposed and described in detail by the applicant this evening and as proposed at the prior Redevelopment Meeting. If the Redevelopment Committee is favorably disposed to the proposed development and how it is permitted in the redevelopment plan, a cover ordinance would be prepared and introduced for first reading by the Township Committee. The ordinance would then be referred to the Planning Board for their review and comment pursuant to the requirements of the local redevelopment and housing law. Assuming there are favorable comments from the Planning Board, the governing body would have a second reading and public hearing on the proposed ordinance and redevelopment plan at a meeting of the Township Committee.

Mr. Slachetka discussed the seasonal storage, rack storage and the limitations in terms of height. The applicant should describe the intent and approach to any seasonal storage that takes place on the property.

Mr. Zeugner discussed at the moment it is proposed that there will be no type of rack storage. Any winter storage would be on blocks in the yard or a boat on a trailer.

Mr. Oris inquired if there would be 20 boats on a rack and those boats are launched on demand.

Mr. Zeugner discussed that is not the intended operation. The boats that would come out in the summer would be for service.

Mr. Slachetka discussed from a planning perspective, having an accessory unit, given the scale of the unit relationship to the overall building, doesn't really change the massing significantly. From a planning perspective it does provide some level of security and presence, which is very important, especially given the surrounding residential areas.

Amy Cieslewicz, Taylor Design Group, discussed the landscape item under H3, would have a reference to the actual citation in the ordinance inserted there. The ending would be consistent with Section 410-135C, A-H, of the ordinance. Under J-3, there is a reference to decorative lighting. Ms. Cieslewicz recommends that J-3 is all put under K. Lighting. Most of the landscape items and details of construction are going to be worked out with Scott Taylor and the Engineer at the time of the Planning Board application.

Mr. Slachetka inquired if there is an issue with the applicant providing a level of specificity in the Redevelopment Plan, as to the use of the slips and rack storage.

Mr. Zeugner discussed that is acceptable.

Mr. Oris discussed deed restricting the large areas that are to be preserved. This might be something CAFRA would require.

Mr. McGann discussed sure, the applicant can provide conservation easements throughout the area.

Mr. Oris discussed there are some areas on the single family lots that give somewhat of a buffer for the marina use. It may be beneficial to maintain a landscape buffer.

Mr. Zeugner discussed if any changes were made to the marina lot, the applicant would have to come back to the Township for site plan approval.

Mr. Oris discussed the area to the east is predominantly wet. The area to the east would be deed restricted through a conservation. A buffer would be proposed between the two uses at the area to the west of the access drive. The wooded area, upland area and on the marina would not be deed restricted and could be reviewed further at the Planning Board level.

Mr. Zeugner discussed not knowing whether it should or it shouldn't be. It could not be cleared without coming back for site plan approval anyway. It is just somewhat different than the single family lots.

Mr. Slachetka discussed having incorporated that concept plan as a representative conceptual plan with the redevelopment plan. That would be the guideline that would control design characteristics of the site.

Mr. Oris discussed there was discussion about limiting the size of the transient slips so there is not a situation where there is a thirty-foot houseboat there for two months, creating a nuisance for the neighboring lagoon.

Mr. Zeugner discussed there is a limit, size-wise, driven by the width of the slips. At the Planning Board, the applicant could have specifics on what maximum size boats could fit into that slip and be willing to restrict it to that.

Mr. Oris discussed the four (4) transient slips would be limited to or established based on if the boats are there for repairs and not there for long-term rental.

Mr. Zeugner discussed, correct.

Ms. Cieslewicz, Taylor Design, inquired if the color is flexible.

Mr. Zeugner was thinking of a Monterey gray and has an end user that had thoughts on the color. Mr. Zeugner would like to put the color on hold.

Ms. Cieslewicz discussed that Scott Taylor is very good with color and will have valuable insight.

## Public Comment

**Motion to Open for Public Comment** was moved by Deputy Mayor Tredy, seconded by Mayor Wetter.

Roll Call: Tredy: Yes, Wetter: Yes

Patricia Bradstreet, 10 Vessel Road, owns 57 Pennsylvania Avenue, which will be sandwiched in between the two marinas. Ms. Bradstreet inquired about the height of the new houses.

Mr. Zeugner discussed the height will be consistent with the ordinance. The applicant has not proposed a specific building. The ordinance reads 2 ½ stories is the maximum height.

Ms. Bradstreet inquired how high the pilings are.

Mr. Zeugner discussed there are two single family homes that will be next to 57 Pennsylvania, not the marina.

Mr. Oris discussed the height of the buildings would be determined by the flood hazard regulations and would need to comply with any and all of the housing requirements for the rest of the town. If a new house were to be built across the street, it will have to still comply with those regulations. Maximum height is 35 feet. The ordinance was amended to be measured from the based flood elevation, finished floor. The height is driven by the FEMA flood elevations. The homes need to have a finished floor at least one foot higher than the based flood elevations.

Ms. Bradstreet discussed the elevation was seven feet high from the Bayfront. Around the corner at 57 Pennsylvania, the water came up through the property, through the garage and straight across.

Mr. Oris discussed there is a maximum height. If the homes are put on pilings, the applicant might lose a story, as they will have to comply with the height regulations. Pilings are V-zoned construction. Mr. Oris does not believe these properties are located in a V-zone construction.

Mr. Zeugner discussed these lots have a couple feet of fill and then the building is a slab off grading. The first floor is at 8.75 feet. The existing ground is around 6 feet.

Mr. Oris discussed pilings are not required in the A-zone. These lots are in the AE-zone. The lots could be standard block construction. Pilings may be driven for soil support and then build a foundation. The applicant can build on pilings if they choose, but the height limitations would still apply. The applicant could only build to the height pursuant to the ordinance and as regulated by FEMA

Ms. Bradstreet inquired if the applicant knows the price of the homes.

Mr. Zeugner discussed, no.

Mr. Oris discussed directly alongside 57 Pennsylvania Avenue will be residential homes, then past that will be the marina with the 29 slips.

Mr. Zeugner pointed to the slips and single family homes on the plan, in relation to 57 Pennsylvania. The lot on the other side of the street is part of the same ownership that cannot be built on.

Mr. Oris discussed this plan is not approved yet. This is just a proposal.

Ms. Bradsheet discussed an article in the Asbury Park Press that reported the bay is dying and discussed the impact of new development.

Mr. Oris is not sure of this specific issue, but there have been studies on the bay regarding the stresses that have been identified in terms of nonpoint source pollution. This particular project is proposing stormwater management which would provide for water quality standards, which is dissimilar to the construction that took place in the 1960's, when there was no water quality management. This should be less of an impact than other surrounding neighborhoods. Some of the issues associated with water quality are not having a pump out station. This property will have a pump out station and comply with all regulations regarding a marina use and Department of Environmental Protection standards.

Vince Spadafora, Long Key Marina, 104 Main Street, this is the first decent proposal in a long time for that property. Mr. Spadafora would like to make sure there is CAFRA approval and Army Corps of Engineers approval, prior to going into the project. The other concern is that the Township needs to control that nothing starts until the structure is completed. Do not put slips in, with boats in the slips, using the lagoon as a lavatory because nothing else is built yet.

Mr. Oris discussed that is something that the Redevelopment Committee and the Planning Board can dictate. The occupancy of the slips would need to be at the same time the building is occupied.

Mr. Spadafora discussed he does not want portable bathrooms for the occupants of the boat slips.

Mr. Oris discussed the slips and the marina building are inclusive. That would be the intention of the Redevelopment Committee and needs to be a part of the Planning Board consideration.

Mr. Spadafora discussed the slips need to meet the 35 foot requirement. Mr. Spadafora would like to see a time schedule, listing when the structure is going in, when the single family homes are going in. A pump out station cannot go in unless there is sewer access. Mr. Spadafora pointed to where a four-inch pipe is located on the plan. Fresh water comes out of there. There is a family of otters there. All the animals come there, even the deer. The original builder put a well in. The well has a casing on it. The well has four inches coming out constantly. Please make the builder keep as many trees as possible. There are possum and birds in the trees.

Robert Baron, Evergreen Way, discussed the four transient slips are going to be tight once dockage is put in for people to access the lagoon, depending on the width of the boat. There needs to be restrictions to allow navigation in and out of the lagoon.



Mr. Oris discussed Mr. Zeugner can talk about the width of the lagoon and if boats can navigate, if there are slips at that location.

Mr. Baron discussed the Army Corps of Engineers will determine if the slips can go in there.

Mr. Zeugner discussed there is an existing CAFRA approval on the lot for slips. That will have to be amended based on what is being proposed to the Planning Board. The Army Corps of Engineers will govern whether or not there can be slips there and will approve if a boat can navigate a path to get through. There are boats on both sides of the lagoon now, just in a different location than what is being proposed so it is not infeasible to have slips there. They just need to be smaller.

Mr. Oris discussed limiting the size of the boat. The longer the boat, the wider the beam. The transient slips would be limited to 25 feet or less. The regulation is there cannot be a mooring that takes up more than 20% of the width of the body of water. It would be governed by the CAFRA regulations.

Mr. Baron inquired how far out into the lagoon basin will the last boat be moored and how far out will the pilings be.

Mr. Zeugner discussed the last slip will be at the end of the bulkhead and would have to maintain the same access path for CAFRA.

Mr. Baron inquired if there will be a designated slip area where people can pump out.

Mr. Zeugner discussed the pump out is a mobile piece of equipment and can be moved around. A piece of equipment will be brought to the boat and will be pumped out at the boat.

Mr. Baron inquired how many parking spots are proposed.

Mr. Zeugner discussed 31 spaces.

Mr. Baron discussed there are 29 boats plus winter storage. If 20 boats were put in, there will be 9 slots left.

Mr. Zeugner discussed parking would be maintained. In the winter, the marina would not expect to need all the slips. Under CAFRA, the applicant could go down as low as a half space per slip.

Mr. Baron discussed the applicant is also proposing a shop. Mr. Spadafora inquired if parking will be provided for people who come in to have their boats worked on.

Mr. Oris discussed the operation during the winter is dissimilar than the summer and inquired how many spaces would not be used for winter storage so that operation of the shop could be maintained.

Mr. Zeugner discussed that parking would be discussed further at the Planning Board, the applicant could demarcate where winter storage and parking would be maintained. The intent was to maintain open space in the yard so trailers could be moved around. An overhead door would be on the building so boats could be brought straight in to be worked on. The applicant wants to make the most effective use of space to maximize what is saved for trees.

Mr. Oris discussed it behooves the applicant to maintain parking spaces for winter operations, if they are going to be selling and repairing. If all the parking spaces are being used for storage, the business would not be able to operate.

Mr. Zeugner discussed it is an operating business. The applicant needs to have customers show up and provide parking.

The applicant discussed there needs to be at least two spaces for the accessory apartment, Americans with Disability Act (ADA) space open all year round, and another six (6) spaces should be preserved for the operation throughout the winter.

Mr. Baron inquired if the launch site will be for the marina use or will people be allowed to come in and launch boats.

Mr. Zeugner discussed there will be no restriction if someone was to bring a boat in on a trailer and have it launched. That would be part of the business. There would not be trailer storage. The boat would be lifted, launched and then the trailer would be removed.

Mr. Oris discussed the applicant is proposing six (6) single family residences, which will be sold to individuals. The applicant is also proposing a harbor master apartment for marina use.

Mr. Baron discussed if the harbor master is living there, than that is an additional residence.

Mr. Oris discussed it is a residential apartment.

Deputy Mayor Tredy discussed the apartment would be under restrictions. The restrictions would be the occupant of the apartment would have to be an employee of the marina.

Mr. Oris discussed it is not a for-rent residence. It is a harbormaster residence or marina owner residence,

Mr. Baron discussed the harbormaster could have children, who would be going to school and be provided services.

Mr. McGann discussed it is a restricted accessory apartment for the owner, operator or both.

Mr. Oris discussed that is the applicant's proposal.

Mr. Baron inquired if they will make improvement to his access and who owns it.

Mr. Zeugner discussed Evergreen Way is an easement that sits on a parcel of the property. The applicant proposes to construct a new apron of the road, it is all sand right now, and split the drive to create a common access. There would be a separate drive and what is now Evergreen Way, would remain as is, for the use of the house.

Mr. Baron inquired if the property would be deeded to Mr. Baron, as he will be the person maintaining it. The Township currently maintains it.

Mr. Baron inquired if the Township is going to pave the road.

Township Clerk/Acting Administrator Ambrosio discussed the Township does not pave dirt roads and believes it is an easement and not a Township Road.

Mr. Baron requested a drive be put in for him.

Mr. Oris discussed the applicant is proposing a single family driveway to access the one property that has frontage on that lagoon. The applicant could consider improving it and making it a 12 or 14 foot wide clamshell lane that is privately owned and not dedicated to the Township. It is unknown if the Township has any interest in having the road further improved.

Mr. Baron discussed it was decided to him that he would maintain the access.

Mr. Oris discussed a road would not serve much of a purpose.

Mr. Baron discussed not having frontage on Pennsylvania.

Mr. Oris discussed it could be a consideration of the Planning Board. It is not something the Redevelopment Committee would need to determine. It is consistent with the residential site improvement standards and access. That level of detail in terms of Evergreen Way, could be deferred to the Planning Board and is not necessarily a Redevelopment Committee issue.

Mr. Baron inquired to the applicant if water/sewer is being put in down the drive, will a lateral be run out, so Mr. Spadafora could hook up to water/sewer, if needed.

Mr. Zeugner discussed access could be brought in right now, if he chose, through the easement.

Mr. Oris discussed there is a 40 foot wide access easement on the applicant's property. There is a driveway that has existed for some time. This access serves lots 12 and 13.

Mr. Zeugner discussed before this proposal, there are multiple lots. Two (2) lots are where the house and the marina building sit. The easement existed to gain access to all three.

Mr. Oris discussed the applicant is proposing to leave the easement in its current condition and create a driveway alongside of it.

Mr. Zeugner discussed what is there now will provide access to Mr. Baron's home and will remain untouched for him. The applicant is not trying to create that as a multi-driveway for access to the Marina.

Mr. Oris discussed Mr. Baron already has access on that easement.

Mr. Baron inquired who will maintain that easement.

Mr. Oris discussed if the Township maintains it, it is most likely a courtesy, as it is a private access easement between Mr. Baron and the current property owner. There is an easement on the applicant's property, which guarantees access to Mr. Baron's property.

Mr. McGann discussed whatever the easement agreement states, that is who will maintain the property.

Mr. Oris discussed the applicant is proposing the easement agreement remain the same and build a separate driveway on Lot 13. The maintenance is whatever is currently in place on the easement between Mr. Baron and the current property owner. That would not change. It might behoove the applicant to abandon the one driveway and improve the 40 foot wide access easement to service both properties in accordance with the residential site improvement standards which could be as little as building a gravel driveway. This is something the Planning Board would be better to determine.

Mr. Baron inquired if there will be sidewalks along the road.

Mayor Wetter discussed no.

Mr. Oris inquired if the proposed driveway, to serve Lot 12.01, is gravel or paved.

Mr. Zeugner discussed gravel.

Mr. Oris inquired if the applicant is willing to consider improving the one driveway access and the end-user of Lot 12.01 and Mr. Baron would have the responsibility of the maintenance of that private drive.

Mr. McGann does not have the legal document with him tonight and would like to speak to his client. The thought process was for Mr. Baron to have his own private access to his house rather than have a joint driveway, where there may be conflict. It's best to split it and propose Lot 12.01 would have their own access drive on their property and Mr. Baron would continue the access easement that has been utilized over the years.

Mr. Oris discussed the applicant is proposing Lot 12.01 would have frontage on Pennsylvania Avenue of approximately 60 feet, which would also contain the easement that is currently there. The applicant is proposing this easement would be dedicated to Mr. Baron and Lot 12.01.

Mr. Zeugner discussed the successor and interest to the easement would be the owner of Lot 12.01. Whatever the easement agreement states today would body upon Mr. Baron and also the future owner of Lot 12.01.

Mr. Oris discussed the easement would be maintained by Mr. Baron and the future property owner of Lot 12.01.

Mr. Baron inquired if he needed the easement graveled and leveled, would he go to the owner of Lot 12.01.

Mr. Oris discussed the owner of Lot 12.01 and Mr. Baron would need to work it out.

Mr. Baron discussed no. The written agreement controls the maintenance issues.

Mr. Oris discussed you do not have the agreement with you.

Deputy Mayor Tredy discussed it sounds like there should be a separate driveway there.

Mr. Oris discussed this level of detail is more appropriate at the Planning Board level with regard to how the applicant will address the common easement Mr. Baron currently has with this property owner.

Mr. Baron's access and the requirements for maintenance will be consistent with what is in place today. It may be approved based on whatever the applicant and Mr. Baron work out.

Mr. Oris does not believe the neighboring streets to the west have sidewalks.

Mr. Baron discussed having an existing use as a residence and apartment on his property. Mr. Baron received a stop work order to remodel his home and was told he cannot build it back to the apartment and residence. It's an R-1 Zone, residential.

Mr. Oris discussed the Waterfront Development zone is the property the Redevelopment Committee is speaking of tonight.

Mr. Slachetka discussed assuming the Township Committee, acting as the Redevelopment entity, agrees with the concept, a specific Redevelopment Plan would govern all the uses and building requirements within this portion of the Waterfront Development (WD) district.

Mr. Baron inquired if the Waterfront District encompasses this whole area and pointed to the area on the plan.

Mr. Oris discussed yes. Mr. Baron's project is not pertinent to this application, but Mr. Oris can look at it after the meeting or tomorrow with the Zoning Officer.

Mr. Baron would like it reviewed after the meeting tonight.

Mr. Spadafora inquired if the dark green area on the map is wetlands.

Mr. Zeugner pointed to an area on the map and discussed it is predominantly wetlands. The trees are being preserved.

Mr. McGann discussed selling the houses individually or all at once.

**Motion to close Public Comment** was moved by Deputy Mayor Tredy, seconded by Mayor Wetter.

Roll Call: Tredy: Yes, Wetter: Yes

**Motion to approve Redevelopment Plan for Waretown Harbor Block 169, Lots 8.01, 12 & 13; Lot 13 and place the Redevelopment Plan ordinance for first reading on the November 12, 2015 Township Committee Agenda, and after final approval, submit to Planning Board for review** was moved by Deputy Mayor Tredy, seconded by Mayor Wetter.

Roll Call: Tredy: Yes, Wetter: Yes

Mr. McGann inquired if there will be a Redevelopment Agreement between the Municipality and the Developer.

Mr. Slachetka discussed the Governing Body does not have the authority to enter into redevelopment agreements until the Redevelopment Plan is adopted. Once the Redevelopment Plan is adopted, then the Committee has the right to exercise all the powers that are granted for the implementation of redevelopment plans under the Local Redevelopment and Housing Law, which includes the establishment of the Redevelopment Agreement between any designated redeveloper and the Township Committee acting as the Redevelopment Entity. That is an action of the Township Committee.  
Mr. Slachetka discussed the ordinance will be crafted to implement the plan with the changes recommended, as well as the specific changes regarding storage, the lagoon and the nature of the slips.

**Adjournment**

Motion to adjourn Redevelopment Meeting was moved by Deputy Tredy, seconded by Mayor Wetter.  
Roll Call: Tredy: Yes, Wetter: Yes.

Signed and Submitted:

\_\_\_\_\_  
Diane B. Ambrosio, RMC  
Municipal Clerk

\_\_\_\_\_  
Date