

# MEETING MINUTES

## TOWNSHIP OF OCEAN REDEVELOPMENT COMMITTEE

MAY 13, 2019  
7:00 PM

### 1. CALL TO ORDER

- ROLL CALL

Lydia Dodd  X  Ken Boulderstone  X  Ben LoParo  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 the Meeting Minutes of September 25, 2018 was moved by Deputy Mayor Boulderstone, seconded by Mayor LoParo.  
Roll Call: Dodd: Abstain, Boulderstone: Yes, LoParo: Yes

### REGULAR MEETING

#### NEW BUSINESS

#### **Mandrake Properties - Block 241.11/Lots 12.03 & 12.09 Contractor Warehouses - 2 Buildings**

Gregory Hock Esq., Darcy Johnson Day Lawyers, Attorney for the applicant, discussed the applicant is seeking approval for a proposed redevelopment plan and to be named redeveloper of this property. The property is on the corner of Seminole Avenue and Route 9 in Waretown. The applicant was before the Redevelopment Committee with an apartment project for this site. This entity did not adopt the plan. The underlying zoning is C-1, which allows two permitted uses, a storage warehousing use and contractors yard. The applicant has taken the best of both and developed contractor storage offices. The typical use is for tradesmen, electricians, plumbers operating out of their house, who need somewhere to conduct business. The proprietor of this site owns one in Bayville and does well.

Engineer for the applicant, Millis Looney of O'Donnell, Stanton & Associates was sworn in by Township Attorney Greg McGuckin. Ms. Looney is a licensed professional engineer in the State of New Jersey, has testified before various Land Use Boards and has been accepted as a professional in the area of professional engineering in the past.

Ms. Looney discussed the subject property contains 3.18 acres, located on the Northeast corner of Seminole Avenue and Route 9 in a C-1 commercial zone in the redevelopment area. The applicant is proposing two buildings, which would contain 14 contractor office warehouse units, 30 parking spaces,

loading zones, loading spaces in front of each unit, stormwater management basin, lighting and landscaping. Access to the site would be only from Seminole Avenue. The proposed use is conditionally permitted for the use of a C-1 zone. It is permitted provided there is no sale of goods from the premises, all items are stored within the enclosed building, no warehousing of hazardous materials and buffer screening strips butting the residential use. All requirements of the conditional use are met as proposed. There are no variances or design waivers required for the development.

The following are comments the applicant received in a letter from T&M Associates dated March 21, 2019. T&M discussed a report on the stormwater basin. The basin will provide storage to reduce runoff from the site as required by the NJ Department of Environmental Protection (NJDEP). The basin will be maintained by the property owner.

The lighting on the site meets requirements in the parking area. There is no spillage on the adjacent properties. There will be no lighting in the rear of the building that would impact the surrounding properties and decorative lighting will be provided along Route 9.

Signage for the development will only be on the buildings. Each building will have a sign on the overhead door or over the main door, based on the tenants' choice.

Sidewalks will be provided along Route 9. Currently there are sidewalks along Seminole Avenue. Additional landscape planting will be provided along the east side of the basin to screen the basin from the adjacent property. The Taylor Design Group letter dated April 1, 2019, commented that LED lights will be provided as requested. Landscaping will be worked out to limit the clearing along Route 9. Any other technical revisions can be worked out with the professionals.

Mr. Hock discussed there were comments regarding design elements on the building.

Ms. Looney discussed per the rendering shown on the easel, the gray area will be vinyl. There will be a timberline, dark gray roof. The bottom will be split rock. To make the building aesthetically pleasing, there are two windows above the doors. Mr. Hock discussed this rendering will be marked as A1, which is a smaller version of the plans.

Mr. Hock discussed Rendering A2. The decorative block work along the base gives it a foundation look. This is a typical design feature in a lot of commercial buildings. The timberline roof on the top will be a dimensional shingle. The top half will be vinyl with a different color. The applicant is providing windows and shutters. There is a secondary siding look for the dormers to give a separate design element. The awnings over the windows and doors will be a standard metal roofing. That will also be a different color to give an architectural feel. Windows were added to the rear elevation to break it up. The rear elevation will be screened.

Ms. Looney discussed the Route 9 frontage will be screened with additional landscaping. The other rear of the building will be fronting wooded areas, which will not be visible from the street. There is one entrance and exit off Seminole Avenue. There are capabilities of the garbage truck coming in. A fire truck will not access the site with the building burning. The applicant will need Fire Department approval at the design stage.

Mr. Hock discussed the occupants are restricted to exit at a right turn only towards Route 9. This is a permitted use as proposed and meets all the conditions. Buffering is a large concern.

Ms. Looney discussed the applicant currently has landscaping along the Route 9 frontage and landscaping around the basin. The applicant can provide additional landscaping and species. The hours of operation are proposed to be 7:00am – 6:00pm. There are fourteen possible companies proposed. There are fourteen separate contractor warehouse offices. Anticipated site traffic will be for the person renting the space, whether they have a van or a truck. Typically, contractors arrive in the morning, get their supplies, leave and come back at the end of the day. Frequency of deliveries and trash and recycling will be on an as-needed basis. Regarding potential noise and glare, there are no lights at the rear of the building, which would prevent any view from the adjacent properties. There is zero lighting spillage onto the adjacent properties. There will be additional screening to help with the glare and noise to the adjacent properties.

Mayor LoParo inquired if the size of units are uniformed or varied.

Ms. Looney discussed each unit is 1,250 square feet. The second floor windows are just for aesthetics. There are two larger units on the corners that are 2,500 square feet. Each unit will be used for storage of materials and one small office. The square footage of the office is 120-140 square feet. There are 30 unassigned parking spaces.

Jason Worth, T&M Associates discussed the only access is off Seminole Avenue. The applicant is proposing to restrict the exit to be right turn only toward Route 9. Mr. Worth inquired about a fire truck accessing the site.

Ms. Looney discussed a fire truck can access the site, but since there is no separate exit, the fire truck would have to back up and K-turn or back up completely. The applicant would have to get Fire Department approval.

Mr. Worth discussed the Fire Department may want access along the rear of the building and certain striping in the parking lot.

Ms. Looney discussed there is a no-parking fire lane with striping.

Mr. Worth discussed the applicant designed a stormwater management infiltration basin that meets all the state's stormwater standards. There is no lighting in the rear of the building. Decorative lighting will be along Route 9. Typically, there should only be security lighting for after-hours use.

Scott Taylor, Taylor Design Group, discussed when the parking lot lights go off, there should be soffit lights at the building, to minimize the impact to the residents.

Mr. Worth discussed there will be no ground-mounted or free standing site signage and inquired about the size of the building-mounted sign above each unit.

Ms. Looney discussed the size would be determined when the applicant applies for a sign permit. Each sign would require a permit.

Mr. Worth discussed the traffic report that was submitted provides an estimate for the annual background growth, based on data provided by the NJ Department of Transportation. Certain growth factors are used to arrive at a future build year of 2022. T&M agrees with the adjustments that were made. The applicant will need to make some clarifications to the report, as far as the volumes used. The applicant does need to make changes to the a.m. build condition. Some of the delays reported will be improved by making the corrections. The intersection in the a.m. morning peak hour will continue to operate for the north and

south bound directions at a Level Service C for the approach on Seminole Avenue. In the p.m. peak hours it will turn from a Level Service D to a Level Service E. The site is providing for 30 parking spaces. Fourteen (14) are required.

Ms. Looney discussed the additional parking spaces are needed if each unit has an office employee. That brings the parking up to 28 spaces.

Deputy Mayor Boulderstone inquired if Table 3 on page 4 of the Traffic Report is correct and is southbound a.m. correct.

Mr. Worth discussed the southbound a.m. through volumes and the westbound right turn volumes are transposed. That should be clarified.

Stan Slachetka, T&M Associates, discussed the attorney for the applicant has indicated the C-1 district has been previously designated as an area in need of redevelopment. These warehouse-type uses are a permitted conditional use within the C-1 district. There are several conditions that are required. No retail goods can be sold and no retail operations can be at the site. There will be no outside storage at the facility. There will be no hazardous chemical stored on the site or used as part of site activities. There are no loading areas within the front setbacks. There will be a 100 foot buffer. The applicant is accounting for 100 feet between the property and the residential zone boundaries. There will be no manufacturing taking place at the site.

Mr. Worth discussed Lot 12.08, a commercial lot, provides for the 100 foot buffer and inquired if that lot is owned by the applicant.

Ms. Looney discussed no, it is not, but there is at least 100 feet from the residential area. The applicant would like to provide additional screening along the basin and fencing, if requested.

Mr. Slachetka discussed given all conditions are met and based on the testimony, this is a permitted conditional use. The NJDEP GIA service, GeoWeb, indicates the subject property contains habitat suitable for endangered species.

Ms. Looney discussed the applicant has two letters from the DEP. One letter is regarding the acceptance of the wetlands line and also states the buffer provides no impact on the habitat species that is there.

Mr. Slachetka discussed the building area coverage needs to be corrected on the plan. Mr. Slachetka inquired if the applicant disagrees or takes issue with any other comments in the planning comments.

Ms. Looney discussed, no.

Mr. Taylor inquired if the building ends will have a stone base and windows to break up the façade.

Ms. Looney discussed, yes.

Mr. Taylor discussed the white garage doors stand out as large features. It would be more appropriate if the garage doors were painted a color to match the siding. It would be helpful if the stone is taken up to break that façade up a little.

Deputy Mayor Boulderstone discussed adding shutters to the back area facing Route 9.

Mr. Taylor discussed dormers, maybe some shutters and some vertical elements at the corners, would make the building seem shorter. Mr. Taylor inquired if the applicant would agree to a restriction that trash pickup and deliveries will not occur overnight and only occur during business hours.

Ms. Looney discussed, yes, weekdays only. Contractors may have weekend hours. There will be no fabrication on site.

Mr. Worth discussed for any weekend hours, the operation will comply with the Township's noise ordinance. The project will comply with the noise ordinance at the property lines of the adjacent residential properties.

Ms. Looney discussed there is no storage permitted for gasoline and hazardous material so that would disqualify landscapers.

Mayor LoParo inquired if the entrance can be opened up to make sure contractors do not make a left into the neighborhood and across the street to the plaza.

Ms. Looney discussed we do not want to prohibit a right turn in, but something can be done. There will be a sign "right turn only" with an angled center curb.

Mr. Taylor discussed there should be signage restricting the left turn.

Township Attorney McGuckin inquired if there will be overnight parking of vehicles and trailers.

Ms. Looney discussed the buildings have overhead doors for parking inside the building. It is possible a trailer would be parked outside with materials in it.

Township Attorney McGuckin inquired how the last unit in the back is receiving deliveries.

Ms. Looney discussed a tenant is not going to take a unit that deliveries cannot get to.

Mr. Hock discussed in those cases, contractors have deliveries going to the job site, not the warehouse.

Mr. Slachetka inquired if the units are condominium or rented.

Mr. Hock discussed the units are under one ownership and leased. Hours can be put in the leases.

Mr. Taylor discussed parking should be limited to registered vehicles only in the outdoor parking and no other heavy equipment or types of fabrication or machinery.

Mr. Hock discussed just typical street vehicles, no backhoes. There could be a vehicle weight limitation.

Mayor LoParo discussed there should be overnight vehicle restrictions, per unit, and no trailers.

Mr. Hock discussed totally enclosed trailers, registered, not used for storage outside the building, would be allowed. That is Title 39.

Deputy Mayor Baulderstone inquired how the spaces could be prevented for use of growing marijuana or processing any other controlled substance.

Mr. Hock discussed the applicant would not lease to an operator like that and would inform the police if evidence was found and evict them.

Mr. Taylor discussed growing marijuana does not apply to the contractor uses. It would strictly be limited to contractor offices.

Mr. Slachetka discussed that would entail a use issue. Growing would constitute manufacturing and would not be permitted.

**Motion to open Public Comment** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Mitch Bernstein, 112 Brigantine Blvd., Vice Chairman, Economic Development Committee, is in favor of this project. The property owner should have a contractual obligation to submit a landscaping plan, with respect to Route 9 and Seminole Avenue. The aesthetics of this plan are important, both with the property owner and the tenant. The Police Department should have input regarding the lighting, so there are no security issues.

Bill Mowglia, 223 Seminole Avenue, discussed he is against the project and inquired who received letters about this project and how far back is the project from Seminole.

Mr. Hock discussed the applicant requested a 200 foot list in accordance with the ordinance and served notice to everybody on the list and published the notice in accordance with the ordinance.

Mr. Mowglia discussed his next door neighbor on Seminole and residents on Third Street did not receive the letter.

Township Attorney McGuckin discussed the applicant provided notice in accordance with the ordinance.

Jason Worth, T&M Associates discussed any resident more than 200 feet from the property would not receive a letter. That is why the residents on Third Street would not have gotten the notice.

Mr. Taylor discussed the 200 foot owners list does not reach the lots that front on Third Street.

Ms. Looney discussed the front yard setbacks to the closest building is 41 feet. That building goes back 200 feet passed there, and the back building is another 25 feet past that.

Mr. Mowglia discussed people coming through his yard. Both bedrooms are in the area of the lights.

Ms. Looney discussed there is a wooded tract in between. There will only be security lighting at night. There will be no lighting spillage off the property. There is 110 feet from the C-1 boundary to the property line.

Mayor LoParo showed Mr. Mowglia on the site plan where the buildings are in comparison to his house.

Kevin Sieling, 206 6<sup>th</sup> Street, inquired about access off Route 9 instead of Seminole and discussed tenants will probably park on the street.

Ms. Looney discussed access is on Seminole for the site layout. It works better this way. Access off Route 9 would probably not be approved by the NJ Department of Transportation.

Mr. Hock discussed the applicant is going to restrict parking on the street by leases. There is excess parking right now, based on the ordinance.

Mr. Sieling inquired if there is a proposed traffic light there.

Ms. Looney discussed, no.

Mr. Sieling discussed his biggest concern is stormwater and runoff. That is wetlands.

Mr. Worth, T&M Associates discussed the applicant has a letter of interpretation from the NJ Department of Environmental Protection (NJDEP), which identifies an area of wetlands on the northern portion of the site. None of the developed portion of the site, which is a significant portion, is shown to have any wetlands. Just the very northern piece, which will be preserved.

Township Attorney McGuckin inquired if the post development runoff is less than what is currently existing.

Ms. Looney discussed yes, which means the runoff needs to be reduced for a two-year storm, ten-year storm and a one hundred-year storm.

Township Attorney McGuckin discussed that means the development and the property, as it sits vacant now, has a certain amount of potential runoff from it because of the wetlands. The requirement is that there must be less than what currently exists, even after all development is complete. That is why there is a basin and drainage system. That is why the applicant submitted the report for the Township engineers to review.

Mr. Sieling inquired the date of the report.

Township Attorney McGuckin discussed August 2018.

Mr. Sieling discussed Mayor Collamer walked around Pebble Beach with Mr. Sieling to witness the water problem. The water problem is bad. There are bus stops children cannot use anymore. I look forward to seeing the water problem reviewed.

Ken Thomas, 37 Belmar Boulevard, discussed he has lived here for 17 years. Mr. Thomas discussed he has been involved with design and planning for over 50 years and has a problem with this condominium potential. Mr. Thomas inquired if it is written in stone that it cannot be turned into condominium units.

Township Attorney McGuckin discussed legally, it cannot. The applicant would have to come back for a subdivision to do that. The Township cannot dictate the type of ownership of the units.

Mr. Thomas discussed he has not heard that everything is set to be a contractor warehouse and inquired if it can be anything different.

Township Attorney McGuckin discussed, no.

Mr. Hock discussed tenants would have to meet conditions of the uses that are being proposed here tonight.

Mr. Thomas discussed Seminole should be widened so a driver can make a right turn onto Route 9 without having to wait for traffic in front of you. There should be a site angle of approximately 15 x 35 feet with vegetation not growing more than 24 inches high.

Ms. Looney discussed there is 30 x 100 foot site triangle easement at the intersection currently shown.

Mr. Thomas inquired about the height from floor to ceiling joist. There is potential of tenants putting in a second floor. Mr. Thomas inquired if there are toilet facilities in each unit.

Ms. Looney discussed 18 feet. Yes, there are toilet facilities in each unit.

Mayor LoParo discussed there will be no modifications as part of the lease.

Mr. Taylor discussed it is zoned only for a one-story building. That would impact the parking requirements.

Mike Gutto, 425 Third Street, discussed he received a public notice from Mr. Moglia and inquired if there are hazardous materials being stored on the property. If a vehicle is parked in the building, vehicles have gas and oil.

Mr. Moglia inquired what tenant applications are accepted.

Ms. Looney discussed plumbers, HVAC contractors. There is not an actual list of what is allowed and what is not allowed.

Mr. Mowglia discussed plumbers have propane. Some contractors have gasoline in the motors of their equipment. That is hazardous materials.

Mr. Hock discussed the applicant intends to comply with the provisions of the ordinance.

Mr. Mowglia inquired if there will be a fence, as he has children and dogs.

Ms. Looney discussed if the professionals want a fence, the applicant can install a fence.

Mr. Worth recommended the stormwater basin be fenced, which is directly behind Mr. Moglia's property. There are infiltration basin standards that need to be followed. The basins cannot retain water for longer than 48 hours.

Mr. Taylor discussed it is appropriate for the fencing to be a solid fence as it runs along the two sides of the basin that are next to parking lots and a six foot high fence along the eastern property line. The front two sides of the basin can be an open horse board fence with wire in it.

Mr. Sieling discussed he would like a copy of the environmental impact study.

Township Administrator/Clerk Ambrosio discussed a copy can be obtained at the Clerk's Office. You will need to fill out a request for government records (OPRA request).

Anthony Scurzo, 62 Harvey Cedar Way, Economic Development Committee, inquired if there is signage standardization over the office doors.

Ms. Looney discussed the applicant will comply with the sign ordinance.

Mr. Taylor discussed the applicant will need to submit signage at the Planning Board.

Motion to close Public Comment was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Mr. Slachetka, T&M Associates discussed the Redevelopment Committee is favorably disposed to this proposal. The Planning Board would take into consideration a specific list of recommended components and conditions. The Redevelopment Committee could adopt a site specific redevelopment plan for this site, with a designated redeveloper and redeveloper agreement. The agreement would be executed between the Redevelopment Committee and the redeveloper, which would include and incorporate all the various provisions. Once that redevelopment plan is adopted, the application would go to the Planning Board for site plan approval.

Motion to grant a site-specific redevelopment plan approval and authorize Stan Slachetka, T&M Associates to prepare the plan subject to analysis was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

**Waretown Plaza Redevelopment** - Block 41, Lots 37, 38.02 and 39.01  
Mixed Use/Commercial/Retail/Office Space  
Assisted Living Facility  
Apartments/Town Houses

Thomas Monahan, Attorney for Mackres Family LLC, discussed this is an application for Lots 37, 38.02, 39.01 in connection with Lot 39.02, Block 41. The property is located within the Town Center and comprises a substantial portion of the area regulated by the Redevelopment Plan. We are here tonight for a very large tract of land. The applicant would like to make it a commercially and residentially acceptable project. There are many experts that will testify this evening with regards to the site. Mr. Monahan distributed an outline with exhibits to the members of the Redevelopment Committee.

Nick Mackres is sworn in by Township Attorney Greg McGuckin.

Mr. Mackres displayed Exhibit 1A and discussed he is a family member of Mackres Family LLC. The Mackres family has owned the property long before he was born. The property site is 30,000 feet. To the north is the Oyster Creek Power Plant. There is a Waste Management site nearby. The property is Waretown Plaza. The site is in red. Clayton Block is around it to the north. To the west is the Ocean County Training Center. Butting against that is the WJRZ radio tower and ShopRite to the south. It is almost a 40 acre parcel. I would like to redevelop the plaza, the hotel and some other buildings on the property. Mr. Mackres identified the different buildings and businesses currently on the site. The restaurant has an easement for parking. There is undeveloped land in the back.

Mr. Mackres discussed this slide shows the landscape plan. South is the commercial entity against the Route 9 corridor and Volunteer Way is to the south. Further back is apartments and town homes. There are no single family homes on this site. Mr. Mackres displayed a phasing plan. Markets will dictate. It is a long term plan. It will take one year to go to the NJ Department of Environmental Protection (NJDEP), the NJ Department of Transportation (NJDOT) and then the Planning Board. The Town Center was extended until June 2020. The infrastructure development will take some time as well. There is sewer running to the hotel and restaurant. Water and other development has to go in before the buildings are built.

The buildings are on the main roads. As the roads are built we want to build out to the left and right. Hopefully there will be a stoplight corner and a land lease or business there as well. It is a mixture of commercial and residential at the same time, to float the bonds and loans. The assisted living takes six or seven years to get permits from the state. The dashed line delineates the senior housing area. A couple buildings will be built every year.

Bruce Jacobs is sworn in by Township Attorney McGuckin. Bruce Jacobs, Gravatt Consulting Group, discussed he is a Professional Engineer and Planner in the State of New Jersey.

Mr. Jacobs discussed the plan on the screen is a copy of the conceptual Redevelopment Plan proposed for the property. The existing Blue Creek Inn currently has 28 rooms and is proposed to be expanded to 102 rooms in two phases. It is proposed to add a porte cochere, a covered drive-up entrance. The parking lot would be reconfigured to make it more condensed. The access driveway will be reconfigured and realigned. The restaurant is not part of the applicant's property. There is an agreement between the owners of the Breakers Restaurant and the Mackres Family LLC to reconstruct the site improvements. The existing driveway will be shifted over so the main access does not go underneath the existing canopy that is out there. Mr. Jacobs discussed the parking will be one-way access along the side of the building, separated from the main access isle. That is the extent of the restaurant improvements.

To the south is the existing one-story 30,610 square foot Waretown Plaza Shopping Center. It is proposed to renovate the façade and the building and reconfigure the front parking area, as well as the rear parking area. The two trash and loading service areas will be redeveloped. One currently exists but it will be enveloped behind the post office on the south side of the building and one on the north side. There will be two residential units in this plaza, which will be part of the affordable housing aspect of the project. A courtyard and sidewalks are proposed in this area. Immediately to the south is an existing drainage basin, which will be expanded. Going further south, it is proposed to construct a 10,100 square foot mixed use building. Retail will be on the first floor and 12 one-bedroom affordable residential units on the second floor. There will be an enclosed trash and loading service area immediately to the south of that building. The driveway access from Route 9 will be reconfigured as well. Immediately to the south will be a one-story 3,820 square foot bank, with a drive-through. Circulation of the drive-through will be

a counterclockwise fashion. There will be a parking lot area immediately to the north of the bank. Any additional parking will be in the large shared parking area.

Going west on Volunteer Way, is a proposed three-story mixed use building, with 6,450 square feet of retail on the first floor and 12 one-bedroom affordable income units on the second and third floors. There will be a service area in a plaza area immediately to the east for loading and trash. Parking will be located immediately to the north. The main access isle lines up with the Town Center plaza.

The applicant is proposing a three-story 334,440 square foot office building, constructed service area on the easterly side and a large parking area immediately to the north. Access will be the main drive isle of Volunteer Way. Immediately to the west will be an 8,200 three-story mixed use building, retail on the first floor, 16 affordable units on the second and third floors. Also off Volunteer Way will be a future access that will line up with the westerly access to the Town Center plaza. That access will be built if easements can be obtained from the WJRZ property. To the north is an L-shaped proposed three-story assisted living building, consisting of 68 units. The service area will be inside the building.

On the northerly side of the existing drainage basin, will be a three-story community center leasing building. The leasing and community center will be on the first floor. The second and third floors will be 20 affordable income units. To the rear of the community center will be a pool area and other amenities. A proposed parking area for the community center will be on the east side and one on the west side. A proposed sports court will be in the middle of the apartment area for recreational purposes. Immediately to the west of the community center building on the plan is a dashed line, which delineates the age-restricted from the non-age-restricted development. Everything to the west of the community center will be age-restricted development. It is proposed to construct 8 two-bedroom units in three-story buildings comprising of approximately 216 units. Eighty of these units will have garages and 136 units will have surface parking. To the west will be 6 age-restricted townhouse buildings comprised of 42 units, each with a one-car garage. Age-restricted is 55 and older. The parking areas in the residential areas will be compliant with Residential Site Improvement Standards (RSIS) parking requirements.

In the westerly corner of the site, it is proposed to construct a 1,800 square foot maintenance garage that will be used to take care of all the grounds. All infrastructure in this development will be privately owned. Between the residential units and the hotel will be a central trash compactor that will be used for residential development. There will be a twenty foot wide secondary emergency access between the residential community and the hotel parking area.

Volunteer Way is proposed to construct a boulevard roadway with traffic islands along the frontage of this site and construct parallel on-street parking approximately 20 spaces, which is consistent with the Master Plan that has been adopted by the Township.

There are three main access roads going into the site. There is an east-west access road that comes in, which will be 30 feet wide, necking down to a circular roundabout, which will be the entrance into the residential age-restricted development, a 30 foot access from the northerly access point from Route 9 and a minimum 30 foot access coming into the center of the plaza. The third access point off Route 9 will be slightly reconfigured.

There are three areas of recreation, the community center, the pool area and the sports court in the middle of the apartment complex. A bike path is proposed with a main connection from the Barnegat Branch Rail Trail up to the shopping center, crossing over into the restaurant then converting into the landscaped areas into two eleven-foot wide bike lanes on the roadway. A bike path will also be proposed at the

southerly end of the shopping center, from the bus stop into the plaza. The third access point from the rail trail will be proposed along the south side of the drainage basin, extending up to the main access road. A fourth access point from the rail trail will extend from the corner of Volunteer Way and Route 9 up to the main access. Bike paths are proposed along the access road that parallels Volunteer Way into the future roadway.

Fifteen foot wide sidewalks will be in the general areas, in front of commercial parking areas, along the interiors of the residential development and along the roadway network. All parts of the site can be accessed by bike or pedestrian walkway to any of the buildings on the site, as well as to the offsite infrastructure. All crosswalks over the roadway networks will be brick pavers. Bike racks will be placed in strategic locations in front of all buildings, different plaza locations, bus stops, various entrances to the rail trail, sports courts and community center. Benches, trash and recycling cans will be located at all strategic points as well.

Lighting is proposed along all road networks, required by the Town Center. Large parking areas will be supplemented with the taller, 30 foot light poles to cover the larger parking lots. There are two pylon signs being proposed. One at the northerly entrance off Route 9 and one at the intersection of Route 9 and Volunteer Way. A monument sign will be placed somewhere in the vicinity of the roundabout to identify the entrance into the age-restricted community. There will be building-mounted signs on all the businesses.

The applicant proposes to comply with CAFRA requirements for drainage and the design guidelines as outlined in NJDEP Best Management Practice Manual. The applicant proposes to provide underground recharge trench systems in large parking areas and rain gardens in open space.

Mr. Worth inquired if the large basins will be retention ponds as well as a detention ponds, as the water naturally flows in an easterly direction and goes under a culvert under Route 9.

Mr. Jacobs discussed the large basins will be retention ponds just as they are right now. The DEP will not allow wet ponds.

Mr. Jacobs discussed the applicant reduced the number of parking spaces to just over what is needed. Parking was eliminated around the perimeter in front of the existing shopping center, increasing the size of the islands in the southeasterly parking area.

Mr. Worth discussed a total of 1,149 parking spaces are required. 1,439 spaces are proposed in the plan.

Mr. Jacobs discussed the parking calculations include the restaurant since there is a shared parking agreement and estimated there will be 16 excess parking spaces from what is required. The islands will be expanded for rain gardens in the traffic islands. All infrastructure on the site will be privately owned by the owner of the development.

There will be 298 apartment townhouse units. Twenty percent will be low and moderate income units, which requires 20 units. The four mixed-use buildings and two additional units in the existing shopping center will provide 60 units. All affordable units will be provided on site as required by the ordinance. All affordable units will be non-age restricted family rental units that will be in the front portion of the site and will be one and two-bedroom units. The affordable units will be marketed in accordance with the Township's affirmative marketing ordinance. All units in the rear will be restricted 55 and older. The

clubhouse is positioned halfway between mixed use residential on top of commercial buildings, as well as the age-restricted units in the back.

The applicant is proposing a three-lot subdivision. One approximately 2.41 acre lot for the hotel. One lot is for the existing shopping center on a 5.245 acre parcel. The remaining 31.3 acre parcel will have its own lot. The applicant is proposing a 40 foot wide road dedication to the Township to widen Volunteer Way in accordance with the Master Plan. The applicant is providing a critical habitat buffer that traverses the rear portion of the site. Currently there is some existing well ends on the WJRZ site as well as this site. The DEP has requested a land bridge for the wetland area on the south side to the wetland area on the north side, which is owned by Clayton Block.

The applicant is required to get a number of permits from the DEP, CAFRA Permit, Freshwater Wetlands Permit, water and sewer approvals, NJDOT major access approvals for the access points on Route 9, Planning Board approval and County Planning Board approval.

Mr. Worth inquired if there has been discussion with WJRZ about the additional access driveway off Volunteer Way.

Mr. Mackres discussed the old contacts are not responding. The site is designed so the road connects or it can stand on its own. If they are willing to sell it, Mackres Family LLC is interested in that one sliver. There are no more contacts at WJRZ. They are dried up.

Mr. Worth discussed there is one access roadway to the entire rear of the site and inquired if the applicant looked at having two access points.

Mr. Jacobs discussed a secondary emergency access. Parking will be eliminated in those two places and have a direct access, which would be secondary. The island in the roundabout will have depressed curbs.

Mr. Worth discussed the applicant is providing that one access roadway to the back and a twenty foot wide emergency access surface and eliminate the parking for emergency vehicles and inquired if there is any other residential access point to the rear of the site.

Mr. Jacobs discussed if the rear of the Clayton site ever gets developed and falls into the Master Plan for the Town Center, there is the ability to provide access points through the roadway network to the north. It can be outlined on the plan somewhere in the vicinity of the trash compactor.

Mr. Mackres discussed if the WJRZ property gets developed, there is a straight line road in the back. The curbing will have to be changed a little. There are a lot of connections on the back side, all the way up to almost Lacey Township. The biggest restraint is the land bridge. The road on the western side cannot be taken straight across. It has to go along the hook.

Mr. Jacobs discussed the land bridge will be used for the 30% tree save area, as required by the DEP. The three access points exist. The only two proposed access points is the one off Volunteer Way.

Mr. Slachetka discussed the reduction in parking, bicycle lanes and pedestrian access are not shown on the plans. It is Mr. Jacobs testimony that the plans will be revised. The applicant is testifying to things that the Township does not have a tangible plan of yet.

Mr. Jacobs discussed the applicant agreed to do that as part of the site plan approval.

Mr. Monahan discussed the applicant agreed to it. All other approvals and permits have to be obtained first.

Mr. Slachetka discussed the plan needs to have pedestrian and bicycle linkages, open space elements and inquired if the applicant is going to redesign the bike path through the rail trail area or is the applicant proposing connections to the existing pathway and will landscaping and other amenities, consistent with what the Township has along other portions of the rail trail, be provided.

Mr. Monahan discussed connection to the rail trail and street furniture. It is hard to show the detailed items at 60 scale.

Mr. Taylor discussed those items would either be included in the site specific redevelopment plan or an amended redevelopment plan.

Mr. Slachetka discussed he will wait to hear testimony from the planner as to the consistency with the redevelopment plan. If the Redevelopment Committee is favorably disposed to this application, the existing Town Center Redevelopment Plan would have to be amended to accommodate the site plan as proposed.

Mr. Monahan discussed the applicant agrees to that. The applicant has received a letter from Breakers Kitchen and Tap stating the restaurant supports the application.

Bryce Bennett, Landscape Architect, was sworn in by Township Attorney McGuckin. Mr. Bennett discussed he is a graduate of Rutgers University Landscape Architecture program and certified and later licensed by the State of New Jersey since 1985. I have testified before this board before and numerous other boards. I am sworn as an expert in testimony in New Jersey.

Mr. Monahan discussed Exhibit A2 is the landscape plan.

Mr. Bennett discussed Mr. Jacobs has provided extensive testimony that leads directly into landscape architecture and the interface with engineering. This is a hybrid between a conceptual landscape plan and a completed document, which is what you would see at the Planning Board level. An enormous amount of street trees are provided throughout the site, with an emphasis on using native plant materials. Native trees survive and grow well. Non-native shrubs can be obtained but then comes the problem of deer foraging. This plan contains a planting list that covers general plantings throughout the site but not the foundation plantings on the residential buildings that are shown schematically. There is an extensive area of flowering trees in the area of the traffic circle connecting the back residential area. There will be enhancing in redevelopment through the parking lot on the existing development.

Mr. Bennett discussed the T&M Associates letter dated January 28, 2019, Item D3 requests the landscape architect address and demonstrate objectives of the redevelopment plan. There is a good density of street trees with good areas of continuous canopy proposed, clustering of plantings in various locations and plantings at the internal traffic circle, which is an area everyone is going to pass through every day. The use of plants will provide a sustainable landscape that will give a neighborhood feel. The applicant is providing appropriate connections to the Barnegat Branch Rail Trail and the bus stop. Benches, bike racks, trash containers and street furniture will be provided in the styles required by the Redevelopment Committee. Direct and sinuous paths will be provided for connection from Route 9 to the wooded areas. Native plants will limit the use of fertilizers, pesticides, herbicides and fungicides that might be necessary if the applicant is trying to grow things that do not want to be here on their own.

Drainage will include the Best Management procedure required by the DEP manual. Developing this site will eliminate misuse or dumping that occurs on this site. Courtyard trees are present. There are trees with tree grates to break up the paved areas. There will be extensive plantings in the parking lots. Oak trees would be used as opposed to smaller canopy trees. Shade trees can grow only 20 feet wide or as big as 60-80 feet wide. That is an enormous difference. Using native species will diminish the need for irrigation. Drip and other low flow types of irrigation will be used. That will be part of the final plans.

The pedestrian bicycle access will achieve good connections between the surrounding communities and give the new residents ways to get to the businesses and shops nearby. The applicant will work hand-in-hand with the municipal professionals in order to bring this plan from its current format into a final site plan.

Mr. Bennett discussed the Taylor Design Group letter discusses the green banking of parking to whatever is worked out between the engineer and planners. If there is a reduction in parking, that would be an ideal location to provide rain gardens and intermediate locations to intercept stormwater so that it does not float directly and immediately to the larger facilities.

Mr. Taylor discussed there is an excess of 290 parking spaces. There is opportunity to save green space in key spots. This is a conceptual analysis. There is a willingness expressed by the redeveloper to address some of those areas.

Mr. Bennett discussed Item No. 8 is developing more plaza spaces, gazebos and trellises. The applicant had ideas of pairing the drainage facilities as places of landscape interest and areas people could observe wildlife. Native and Best Management Practice plantings would be planted there. It would be a nice side feature for people passing through. Item Nos. 9, 10 and 11 are listings of types of amenities. Some are important of what the applicant wants to do. Postal boxes will have to be provided. Item No. 13 states the applicant will be providing a hedge effect in the redevelopment area along the existing parking lot.

Mr. Slachteka discussed the concept of pedestrian bicycle circulation, the linkages between the open space elements, the rail trail and the landscape plan are all components that will bind this plan together from a community design perspective.

Mr. Taylor discussed little details like the sports court shown by the senior residential units would make more sense by the clubhouse and family residential units. The applicant has expressed a willingness to refine those details as part of the redevelopment plan.

Deputy Mayor Baulderstone discussed the Township has been involved in wildfire protection planning. It would be better if the variety of trees were more fire resistant.

Mr. Taylor discussed do not provide unnecessary fuel.

Jay Troutman, Principal, McDunn and Rea Associates, is sworn in by Township Attorney McGuckin. Mr. Troutman discussed he is a licensed professional engineer in the State of New Jersey, field of specialty is Traffic Engineering. I have been practicing for 32 years conducting traffic studies for various types of developments, as well as reviewing traffic studies for half of the boards I represent. I have been accepted as a traffic expert at over 100 planning and zoning boards, including Ocean Township 20 years ago.

Mr. Troutman discussed he provided a fully detailed traffic impact study that included site visits, field investigations, roadway and site peak hour traffic counts, site traffic estimates, distribution of site generated volumes, future no-build and build traffic projections, intersection level of service capacity calculations and determination of improvements. This project is under jurisdiction of the New Jersey Department of Transportation as it relates to the three driveways along Route 9. It will be under Township jurisdiction for the access driveways to Volunteer Way. This project would proceed to the Planning Board. Concurrent with that process, any application package would be submitted to NJDOT for those Route 9 access driveways. At the end of that process, the applicant anticipates and access permit will be granted for the property.

The five proposed access driveways are consistent with the general concepts of the Redevelopment Plan and do provide adequate access to the property, as well as access to the Route 9 and Volunteer Way traffic signal controlled intersection. That intersection will operate at acceptable levels of service, assuming a southbound dedicated right-turn lane is added to the intersection at the time of full buildout of the property along with traffic signal timing modifications.

The applicant recommends the two northerly driveways exit the property with separate left and right turn lanes, as well as a dedicated left turn lane along Route 9. A good example is just to the south at the main access to ShopRite. The southerly most driveway would be restricted to rights out, no lefts out. This is subject to NJDOT review and approval. The general circulation plan is acceptable, including the second emergency connection at the north end between the hotel and residential, as Mr. Jacobs had testified.

Mayor LoParo discussed there are 20 parking spaces on Volunteer Way with a meridian in the middle that is tree lined and inquired who maintains the meridian and are the parking spaces absolutely necessary.

Mr. Monahan discussed it is a public street, the Township would maintain it. The applicant thought the Township wanted the parking spaces. The applicant is willing to take them out. The Master Plan will have to be amended.

Mr. Slachetka discussed there are two plans. One is the Volunteer Way Road Plan. The intent is Volunteer Way would act as a main street, with people parking on the street and going into the commercial uses. Closer to the Volunteer Way intersection becomes less important. Past the first intersection, that is where you definitely want to start developing a main street.

Mr. Troutman discussed off Route 9, the Shop Rite Plaza does not have that on-street parking until that next intersection, then you have to walk up a hill. I do not know how high this site has to be. It depends on the stormwater management. If nine parking spots are removed, that will match what ShopRite has. The applicant was hoping the DEP would allow wet basins with water fountains so the site would not have to go as high.

Mr. Taylor inquired if the maintenance of the median could be extended beyond a two-year maintenance guarantee, where the Redeveloper could be responsible.

Township Attorney McGuckin discussed that would not be a major problem for the applicant.

Mr. Monahan discussed how long is really the issue. It is a public street.

Mr. Troutman discussed the applicant has seeded sixty feet in the past. This is an additional forty feet. That is one hundred feet of the applicant's property that would be given to the Township.

Township Attorney McGuckin discussed there could be a maintenance provision for that.

Deputy Mayor Baulderstone discussed the Township is attempting to extend Volunteer Way to connect with Route 532 and inquired how it would impact traffic for this development.

Mr. Troutman discussed the extension would distribute traffic more efficiently, based on the Route 532 volume. Between the two roadways there will be a nice balance of capacity.

Mr. Worth discussed the traffic report dated November 2018 includes the road work on Route 9 and inquired what adjustments were made to the totals to take that into consideration.

Mr. Troutman discussed no counts were taken when Route 9 was effected. The traffic study was calculated by taking the 2017 NJDOT readings and comparing them from the 2011 readings, which is when this project started. That confirmed the DOT growth rate expected in this area of about 1% per year. The 2011 volumes were increased by 1% all the way out.

Mr. Worth discussed the traffic study stated the intersection of Volunteer Way and Route 9 will have timing adjustments and a proposed left hand turn lane in that area.

Mr. Troutman discussed there will be a southbound right. There is already left turn lanes. There is a three-lane approach going south, one lane for each movement.

Mr. Worth inquired if Mr. Troutman envisions significant widenings of Route 9 along the frontage.

Mr. Troutman discussed the curb will have to be set on the west side of Route 9 so the northbound lefts can get in. That will drop the curb back a little bit.

Mr. Worth inquired if the driveway at the northern access point on Route 9 is going to be relocated so that it is straight in.

Mr. Troutman discussed the driveway is a matter of getting Breakers Kitchen & Tap isolated off with the one way into their angled spots and making that road a major road into the property.

Mr. Worth inquired if there are any issues with the interface of the driveway angling to the south and the one way driveway to Breakers peeling off. There are handicap stalls there.

Mr. Troutman discussed those spots have a low turnover. Most of the activity will be further in.

Mr. Worth inquired if there is any need for that access driveway to reach the middle of the site to connect to the center. There is an assisted living facility and an office building and there is mixed use in the back. Cars will essentially be driving through a parking lot.

Mr. Mackres discussed the NJDOT will dictate if they will be two-way, in or out. I have a feeling it will be right turn. It was not worth putting in an extra aisle of parking. It also increased the size of the drainage basin, which is more important than the parking. Drivers will go through the stop light as opposed to racing to one of the buildings and making a hard left and a hard right. We want to dump them into the plaza to make it safer. We are really hoping Volunteer Way gets built all the way out. This is the biggest property in the Town Center.

Mr. Worth discussed people will tend to use Volunteer Way more.

Darren Vickery, Architect for the applicant, is sworn in by Township Attorney McGuckin and discussed he is a licensed architect in the State of New Jersey. Two boards are displayed. The existing shopping center is to the left. The applicant has successfully responded to the architectural guidelines as defined in the Town Center Redevelopment Plan by creating a series of diverse, complimentary buildings, which create a unique, attractive and memorable destination community.

The existing plaza is a hybrid of 35 years of additions that create a non-unified, non-styled building. The goal is to transform the building into a unified attractive building, reflecting a coastal seaport village. The consistent roof line, along with a clear and consistent signage and lighting scheme transforms the plaza into a desirable place to visit and shop. There is a gable roof scheme. The second and third phase consists of mansard roofs with flat membrane roofing. The goal is to extend the gable roof line consistently along the length of the building with a series of dormers and gables every so often to break up the massing on the ends and a couple in the middle. Cupolas will be placed along the length of the roofline as well as a consistent new window and door system. There will be clear signage panel locations and accent lighting along the façade.

Mr. Vickery pointed out the three-story apartment buildings with garages. There is a variety of gables, cupolas, accent metal roof, with apartments on the first floor in the rear, double-loaded corridors and garages on the front. There is a nicely defined entry way, mix of materials and colors. Mr. Vickery pointed to three-story apartments with no garages. Mr. Vickery pointed to townhomes up in the western side of the site, the mixed-use community center, the three-story commercial office building and the small retail building. The office building would be standard 12 feet floor to floor, three stories would be 45 feet to the ridge.

Township Attorney McGuckin inquired if the mixed use with affordable housing up top would be the same elevation.

Mr. Vickery discussed this is the only mixed use building. The applicant has not completed the designs for all of the buildings but it will be in the same architectural style as represented by these samples.

**Motion to open Public Comment** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Mitch Bernstein, 112 Brigantine Blvd., Vice Chairman of the Economic Development Commission, thanked Mr. Mackres for the presentation. It looks like the applicant would like to start the commercial side in 2022 or 2023. Mr. Bernstein inquired how can this application substantively change.

Mr. Mackres discussed it will take at least a year to go through DEP, permits and infrastructure. That is an estimated timeline, depending on leasing tenants. There is a demand for commercial and residential. It will be a mix of the two, depending on financing received by the banks. The plan is not going to change. What is going to change is how fast it gets built and which one gets built out first, as long as it follows the Township's ordinances of the build out rate with a percentage of COAH residential housing mixture. There is a dictate of percentages for that. You can't just build market rate and wait for COAH at the end. Major changes would have to be amended in front of the Redevelopment Committee.

Mr. Bernstein inquired if Breakers Kitchen & Tap requires their permission to change access to the parking.

Mr. Monahan discussed the applicant has submitted a letter of approval from Breakers Kitchen & Tap.

Mr. Bernstein discussed seniors, automobiles and roundabouts are not a great combination. That feature in that section may not be the best thing.

Jim Killian, 48 Ship Bottom Lane, discussed he finds this application a very exciting possibility of development and inquired if the mixed use buildings had an analysis conducted of being able to maintain high occupancy, rather than leave the community with unoccupied buildings.

Mr. Mackres discussed this application follows the Master Plan of how much commercial is needed. We are not going to build buildings unless there is a tenant. We want to have 80% filled before they are built. The banks are the same way. If the application is approved tonight, we can start shopping. There are brokers interested. The brokers do not want to touch Waretown unless there is something approved by the Redevelopment Committee. At one point, SOCH was interested.

Mr. Killian inquired if the assisted living facility will be operated as part of a Mackres family ownership or will there be an experienced operator.

Mr. Mackres discussed the assisted living facility building will be leased to an experienced operator.

Mr. Killian inquired if there are summary estimates of three types of benefits from this application. One is the number of residents added to the community that are likely to be a part of this. Second, is the number of likely jobs. Third, is the amount of ratable tax increase that will occur because of this development.

Mr. Mackres discussed the Town Planner will give those numbers to you after public comment.

John Pawlowski, 105 Atco Court, inquired what becomes of Sonny's Recycling.

Mr. Mackres discussed Sonny's Recycling is not part of the plan. The building will have to be knocked down and another building will be built in its place. That plan is down the road. It does not fit with the residential area and the expansion of the hotel. Sonny's Recycling is a great tenant. I will build him another building somewhere else.

Mr. Pawlowski inquired if the sports facility and a pool are included in the community center.

Mr. Mackres discussed after a certain size apartment complex, a 500 square foot community center has to be included. This community center is much bigger than 500 square feet. It is a meeting space for the tenants of this property. There will be a pool for tenants to use. The Township Professionals requested more things be added to the community center. There will be barbeque pits there. A standard leasing office will also be in the homeowner development area, where they have operations and community center events.

Mr. Pawlowski inquired how much of this property is in the protected pinelands.

Township Administrator/Clerk Ambrosio discussed the property is not in the pinelands.

Grace Ann LaBarr, 85 Baltic Avenue, inquired where is the preserved open space in this development.

Mr. Jacobs discussed approximately 30%, which is what is required to satisfy CAFRA requirements. It will be the green areas in between the buildings, particularly the residential areas.

Mr. Slachetka discussed that is the tree-save area. There will be a higher percentage of open space areas than just the 30%.

Ms. LaBarr inquired the density of units per acre.

Mr. Mackres discussed 7.6.

Ms. LaBarr inquired if the applicant's sewage allocation is capped off from Ocean County.

Township Attorney McGuckin discussed, no. The Township has designed this to be intense development for many years. The sewer and water capacity has been part of this plan for 20 years.

Ms. LaBarr discussed the affordable units are in walk up units in the mixed use buildings. There are no accessible affordable units in this development.

Mr. Mackres discussed there are accessible affordable units. There will also be elevators, except for the townhomes. It is in the planning stages. There are three floor space units as well.

Mr. Slachetka discussed the affordable units will have to be developed in accordance with the Township's ordinances, which require all affordable units be constructed in regards to the Uniform Housing Affordability Controls (UHAC) code.

Ms. LaBarr inquired if the townhouses are for rent or sale.

Mr. Mackres discussed the townhouses are currently for rent. It will all be owned by the Macres Family LLC. It has never been our plan to sell.

Ms. LaBarr inquired how the Township can insure that the townhouse and garden apartments stay age-restricted.

Township Attorney McGuckin discussed the plan would be a Redevelopment Plan which would specify the units have to be age-restricted. If the applicant tries to change that restriction, the applicant would have to come back to the Redevelopment Committee for an amendment to the plan.

Ms. LaBarr inquired if any units are two-stories.

Mr. Mackres discussed the townhomes are two stories. The other units are one story.

Scott Lepley, 69 Dock Avenue, discussed the new façade for Waretown Plaza is scheduled for 2026. A new façade would attract a better quality of tenants.

Mayor LoParo discussed the Township Committee and Planning Board feel it should be done sooner.

Mr. Lepley inquired if the existing trees on the property could be kept as opposed to planting uniform street trees.

Mr. Bennett discussed he would have to review the code and see if there are cataloging requirements. Retaining existing mature trees is superior to planting almost anything. I try to plant a mix of trees with different growing rates. I will endeavor to see if the applicant can retain key trees in key places. It is difficult to identify individual specimens from the 30,000 foot aerial photo.

Mr. Taylor discussed the hard part is the applicant may have to raise the site several feet.

Mr. Mackres discussed that at the 50% mark, the plaza would be redone. The plaza is a multi-project. An A-frame has to be built. The roof has to be replaced. The colonnade has to be built-out. Windows need to be replaced. The street needs to be changed, as well.

Mayor LoParo discussed the Township never agreed to that. I was in every meeting and the Township did not agree at 50%. It was left open for discussion.

Mr. Mackres discussed the point was to build out some of the commercial properties and get some income to help generate and pay for the plaza upgrades. Currently the plaza is not generating the revenue to fix everything. The lease rates are much lower than other plazas.

Motion to close Public Comment was moved by Deputy Mayor Boulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Boulderstone: Yes, LoParo: Yes

Justin Auciello, Cofone Consulting Group LLC, is sworn in by Township Attorney McGuckin and has submitted a report dated April 2019 to the Township Professionals. Mr. Auciello discussed he received a Masters Degree in City and Regional Planning at Rutgers University in 2005 and has been practicing planning since then for approximately 14 years. I have done a number of impact statements and have done a lot of work in Redevelopment and Master Planning realm. In addition, I have provided testimony at about 100 Planning and Zoning Boards in New Jersey.

Mr. Slachetka discussed the community impact statement (CIS) and the overall relationship of the proposed application to the existing Redevelopment Plan. That element may take some time. The Township would require a very complete, exhausted record. Some of that might be impacted by the work that is done to create more detail on the plan. Mr. Auciello's testimony with regards to the key findings of the CIS may be appropriate, but to get into some of the more comprehensive review of specific elements of the Redevelopment Plan may be more constructive once we have something more specific in place. This is a recommendation to the Redevelopment Committee.

Township Attorney McGuckin discussed he is looking at what this Committee would be voting on. The Redevelopment Committee would have to do a site-specific Redevelopment Plan. The site-specific Redevelopment Plan would require the items Mr. Slachetka is talking about, which are not yet in front of us. The applicant is not in a position where that can be done.

Mr. Monahan discussed that is correct but the applicant is looking to get an approval of the concept tonight, with the understanding the plan needs to be amended.

Township Attorney McGuckin discussed there would need to be an amendment to the Redevelopment zone and a site-specific Redevelopment Plan. If the applicant is not at that stage, the applicant is asking for some type of vote on the concept, the number of units and mixed use.

Mr. Monahan discussed that is correct.

Mr. Slachetka discussed maybe the Redevelopment Committee can hear testimony on some of the demographic information. That will not change, fundamentally. All detailed comments on how the plan relates to the Redevelopment Plan is a moving target right now. The Township wants to make sure that record is very specific and comprehensive. It protects both the Committee and the applicant.

Mr. Monahan would like the concept approved and then come back with the redevelopment zone plan and the redevelopment plan.

Township Attorney McGuckin discussed it will be conditioned upon a redevelopment site-specific plan being approved by the Redevelopment Committee and an amendment to the redevelopment zone. It is the community information that is needed for tonight.

Mr. Auciello discussed there are three parts to this. It's the master planning aspect, the CIS which looks into the impact of this proposal on various facets of the municipality, facilities, fire, first aid, schools, roads, etc. The last part is the financial impact statement.

Mr. Slachetka discussed one of the key comments in the second review letter indicated there are new demographic multipliers that are now available that were issued at the end 2018 by the Center for Policy Research. The Township needs a final report that addresses some final numbers based on the 2018 multipliers. I have the March 29<sup>th</sup> report.

Mr. Auciello discussed this report is dated February or March. The applicant received a letter from T&M Associates requesting to use the 2018 multipliers. In April, I went back and applied those multipliers and came out with new numbers. The applicant submitted to the municipality and T&M the April 2019 report. The applicant had asked for a review to make sure the multipliers are the correct ones. Someone from T&M sent an email to the applicant stating the correct multipliers were used. The multipliers are from Rutgers University. They were updated in November 2018. The numbers are derived from extensive research of the impact of residential communities throughout the state, how many people are being generated by those communities and how many school age children. These multipliers are used by planners, developers and people in the land use industry to determine the estimated impact of a type of residential development on a community, the generation of people and on the school districts for the generation of school aged children. The numbers allow the applicant to provide an estimate of the impact.

This application proposes 296 units. The total population that we generated using those multipliers is 177 people throughout this community. That may seem low. This is what the multipliers calculated. The 2018 multipliers are new and also do not provide breakdowns by counties or regions. The demographic calculations are included in this report. The proof is shown. The numbers are provided. The number of units by the multipliers and the final amounts of population and school aged children is proposed as well. The total population is 177 people, 7 school aged children and 141 employees. Those numbers are used in the cost revenue analysis to generate the impact on the community. That net impact is determined through this methodology a positive net of \$145,818. To the school district, local and regional, \$449,017. The overall net benefit to the community is calculated at \$590,835.

Deputy Mayor Baulderstone discussed the methodology is flawed and does not make sense. In the senior communities, you have taken out the age brackets.

Mr. Auciello discussed the breakdown is a single family attached and 42 units.

Deputy Mayor Baulderstone discussed you have 42 units accounting for 28 people. I can see how you did it by taking out the various ages below 55. The formula would work when you are dealing with other than senior. The numbers need to be revised.

Mr. Auciello discussed I have a footnote on table one of the document. The difference is the 2018 multipliers do not provide region-wide breakdowns.

Deputy Mayor Baulderstone discussed that is not the explanation. The explanation is that you have taken a formula that applies to all age groups and applied it to houses that are for people who are 55 and above.

Mr. Auciello discussed the ordinance requires breakdowns of population ages 0-4, 5-17, 18-34, 35-44, 45-54, 55-64 and onward. There are units in the project that are not going to be age-restricted.

Deputy Mayor Baulderstone discussed for the units that are 55 and above, the calculation is not correct.

Mr. Auciello discussed there are no calculations for any ages that are sub 55.

Mr. Mackres discussed the first time there were a different set of numbers based on a different criteria, the 2006 numbers, which I have been told are more accurate for our region. There are more seniors in our part of the county. Then it was requested the report be updated with the new numbers. The new numbers do not have those breakouts and do not tell you seniors only.

Mayor LoParo discussed there are only 58 rental units that can have children. Walters Homes uses a .75 child per unit. That equals 40 kids.

Mr. Auciello discussed Walters Homes has their own internal calculation based on other developments. It was requested to use the 2018 multipliers.

Mr. Mackres discussed the student numbers are more accurate. They are more recent. This is statewide numbers where there are more children further north.

Mr. Auciello discussed he would love for T&M to review the application of these multipliers. With T&M's guidance, the applicant can come to some sort of meeting of the minds.

Mr. Slachetka discussed the multipliers are presented a little different than in the past. T&M is willing to work with the applicant to make sure the multipliers are presented in the 2018 report correctly and appropriately. From the standpoint of community benefits, this is probably going to be a net positive fiscal impact for the community. A lot of this will be dependent on the final revised plan and what has to be done for an amended Redevelopment Plan.

Mr. Mackres discussed if this application gets the approval with the condition to come back, it could be 6-9 months.

Motion of Approval

Motion to approve the concept plan, as presented, conditioned upon an application for a site-specific Redevelopment Plan approval and an amendment to the TC Town Center District Redevelopment Plan and motion to authorize T&M Associates to prepare the amendment and coordinate the changes with the developer and Taylor Design Group was

Moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Adjournment

Motion to adjourn was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Municipal Clerk

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Date