TOWNSHIP OF OCEAN
Planning Board
June 2, 2016

7:00 P.M.

The meeting of the Planning Board was held on the above date and time; Vice Chairman Don Lippincott called the meeting to order.

PLEDGE OF ALLIGIENCE

STATEMENT: Pursuant to the provisions of the New Jersey, Open Public Meetings Act, adequate notice of the meeting was properly provided by sending copies of the notice of meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the Administration Building.

ROLL CALL

Members Present	Nick Bonamassa	Daniel Collamer	James Eckert
	Don Lippincott	Ben LoParo	Aaron Shapiro
	John Petrosilli		

Members Absent: William Edwards, William Sneddon, Dennis Tredy

Professionals Present: Jim Oris, T & M, and Stephen Yost Attorney

APPROVAL OF MINUTES: March 3, 2016
Motion made by Aaron Shapiro, seconded by Dan Collamer: Roll Call: (Ayes) Shapiro, Collamer, Lippincott, Petrosilli

APPROVAL OF BILLS: Bills to be paid and need a motion. Motion made Nick Bonamassa seconded by Aaron Shapiro. Roll Call (Ayes) Bonamassa, Shapiro, Collamer, Eckert, Lippincott, LoParo, Petrosilli

CORRESPONDENCE - ATTACHED - Newsletter

OLD BUSINESS

Docket Number 14-11-PB
Tradewinds at Waretown, LLC
Block 131, Lot 4
Extension of approval of pre/final site plan

Planning Board Meeting 6-2-2016

Lou Fitchechella present for the applicant. They are asking for an approval of a one year extension of their approval. They have been pursuing all outside agency approvals and Mr. McFarland will talk about those. The real issue for the applicant has been a number of economic other issues that they have dealt with. They have just now secured 30 million dollars in a construction loan funding so they can move forward.

Graham Mc Farlane, Professional Engineer, Professional Planner. He stated that they have obtained all regulatory approvals in connection with the project. Ocean Township Water and Sewer, OCUA, Ocean County Soil Conservation, DEP Cafra Permit, DEP TWA permit, DEP Portable Water, Ocean County Planning Board for site plan and also from DOT for street access. All of those permits still remain in effect and beyond the expiration period of this preliminary site plan. This is the same application that the board approved as the mixed component.

Mr. Bonamassa asked the start time, Attorney said he felt within a year.

Engineer Oris asked that the applicant, provide copies of the outside agency approvals to our office as part of any action the board might take. Attorney agrees with supplying outside approvals
Engineer Oris stated that the applicants request for a time extension is provided for in our local ordinance as well as the municipal land use law.

Mr. Petrosilli asked if the project would be under old zoning requirements or would they fall under the new zoning requirement.

Mr. Oris stated that the original approvals granted upon this project protection from any zoning changes that may occur during the period following their approval. So the extension of time will carry forward those same protections.

Dan Collamer made a motion to open to the public, Aaron Shapiro seconded it. Roll Call (Ayes) Collamer, Shapiro, Bonamassa, Eckert, Lippincott, LoParo, Petrosilli.

OPEN MEETING TO PUBLIC

SEEING NONE

Ben LoParo made a motion to close to the public and Nick Bonamassa seconded it. Roll Call (Ayes) LoParo, Bonamassa, Collamer, Eckert, Lippincott, Shapiro, Petrosilli

CLOSED

Vice Chair asked for a motion to approve.

Jim Eckert made a motion to approve the extension and LoParo seconded it. Roll Call (Ayes) Eckert, LoParo, Bonamassa, Collamer, Lippincott, Shapiro, Petrosilli.

OPEN MEETING TO GENERAL PUBLIC

Aaron Shapiro made a motion to open for general public and Dan Collamer seconded it. Roll Call (Ayes) Shapiro, Collamer, Bonamassa, Eckert, Lippincott, LoParo, Petrosilli

SEEING NONE

Aaron Shapiro made a motion to close open public comment and Ben LoParo seconded it. Roll Call (Ayes) Shapiro, LoParo, Bonamassa, Collamer, Eckert, Lippincott, Petrosilli

CLOSED

Vice Chair Lippincott asked if anyone had anything for the workshop. Dan Collamer stated that the Buy Rite Liquors seemed to being having some delays in their performance of their approvals. It seems that they have not completed their site work.

Vice Chair asked for a motion to close

Nick Bonamassa made a motion to adjourn and it was seconded by Ben LoParo. Roll Call (Ayes) Bonamassa, LoParo, Collamer, Eckert, Lippincott, Shapiro, Petrosilli

Meeting adjourned at 7:17 p.m.

Respectfully Submitted

Laurie Clune
Recording Secretary

LC/ld