

Planning Board Meeting 3-2-2017

**TOWNSHIP OF OCEAN
Planning Board
March 2, 2017**

7:00 P.M.

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.

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

ROLL CALL

Members Present	Robert Beck	Daniel Collamer	William Edwards
	Robert Lange	Don Lippincott	Ben LoParo
	John Petrosilli	Michael Roche	

Members Absent: Nick Bonamassa, William Sneddon, Aaron Shapiro

Professionals Present: Steven Yost Esquire, Haines and Yost
Jim Oris, T&M Engineering

APPROVAL OF MINUTES:

Robert Beck made a motion to approve the minutes of the regular meeting of January 5, 2017 and John Petrosilli seconded them. **Roll Call (Ayes)** Beck, Petrosilli, Collamer, Edwards, Lippincott, LoParo, Roche

APPROVAL OF BILLS:

John Petrosilli made a motion to approve the bills and Dan Collamer seconded it. **Roll Call (Ayes)** Petrosilli, Collamer, Edwards, Lippincott, LoParo, Roche

Abstain: Beck

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CORRESPONDENCE:

Vice Chair stated that # 7 from the agenda has been removed

Attorney Yost explained that it was removed from the Agenda because they applicant is not here tonight. They had a raised a couple of issues about the form of Resolution after the Board had passed it. Correspondence went back to them explained what they had to do if they wanted to change a Resolution. We have not heard from them since and they are not here tonight so that the Board Secretary discussed it with the Chairman and it was decided to remove it from the Agenda.

RESOLUTION: NONE

INFORMALS: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

Review and comment on Ordinance 2017-2

Jim Oris stated that what we have for consideration is an amendment to the Redevelopment Ordinance for the Ocean Commons Property which is along Route 9 south near the Waste Management Site. South of the Liquor Store. Previously Township of Ocean a Redevelopment Plan and Ordinance for that site. Since that time there has been interest by both the Township, Property Owner and a potential developer for the site that would like to consider affordable housing which would allow Township of Ocean to meet their affordable housing obligations. Township of Ocean has been moving forward with amendments to our affordable housing plans so that we may continue to enjoy the protections from builders remedy lawsuits and to put forward a plan that would be suitable to the State of New Jersey with regards to our affordable housing. This ordinance amendment will allow for an option for development of this site as a 100 percent affordable housing property. The number of units here as planned to be largely the same as original envisioned for 55 units in the old ordinance. It remains at 55 and his understanding is if this option is chosen they will build 54 units. The content embodies referencing some of the new planning documents that have been adopted recently with regards to reexamination reports and other planning documents that were undertaken as a part of the Sandy recovery so there are a lot of administrative changes in this ordinance update but many of those are just that not of substance or form but more or less just the administrative side.

Our task here this evening is to review and provide any comment back to the Township Committee with regards to the Ordinance update. It is not a situation where we need to

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approve it but rather provide any comment that we may have back to the Township Committee with regards to the Master Plan and the Zoning of the Township.

Bill Edwards said in looking at the Proposed Project on page 19 there is a sketch and it states 43 townhome units 12 affordable units. His question is how does that fulfill affordable? Jim Oris stated that they have the option to make it 100 % affordable. The ordinance does not lock them into doing 100% affordable but allows the option to do so. In the affordable housing scenario there are various levels of units and also they will have a range of income limits. Option #1 12 affordable units Option # 2 can do 100% Discussion took place as to income requirements, possible additional funding coming out from the state in the coming year which will help bolster this project. Without that type of funding it becomes more difficult for these types of developments to take hold without the support of grants or other types of financial stimulus from the state, possible water main in the area. There is also Rental Bonus credits.

Attorney Yost said our existing ordinance only allowed for a small percentage of affordable housing in particular building or project so this gives the applicant the flexibility if the ordinance is passed to make it all affordable and satisfy a larger component that we have to satisfy.

OPEN TO PUBLIC

Mike Roche made a motion to open to the public and Dan Collamer seconded it. All in favor

Sean Denning – Does this ordinance for extend to other projects or just to this development. Engineer Oris stated that it is specific to this property.

CLOSE TO PUBLIC

Mike Roche made a motion to close public comments and Bob Lange seconded it. All in favor.

Attorney Yost stated that he had drafted a Resolution to refer it to the Committee for action. Attorney stated that he had spoke to Stan Slachetka from T& M and he advised him that he thought it was the proper way to do this was to do it by Resolution so I prepared one. In the past it has been done different ways it may be more a matter of style than absolute necessity but based on Stan's recommendation I did prepare the resolution.

Engineer Oris stated that it is the board pleasure to do it by resolution or letter he believes that the attorney has drawn up the resolution which essentially would provide confirmation that the board has reviewed the ordinance and if you have any additional

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comments that you would like to provide to the Township Committee you could do so. But given the fact that you have a resolution in front of you it would be appropriate to take action and approve it and memorialize it all in one action.

Robert Beck made a motion to approve Resolution 2017-2 PB seconded by Bill Edwards. Roll Call (Ayes) Beck, Edwards, Collamer, Lippincott, LoParo, Roche, Petrosilli, Lange.

Ben LoParo asked Attorney Yost why he did a resolution. Attorney Yost stated that he spoke to Laure who in turn said to speak to the Clerk which he did and the Engineer and that is how he made his decision. Ben LoParo said next time speak to Chairman so in the future or the clerk to save money on drawing up a resolution.

There will be a Special Meeting on March 14, 2017 for this board to Affordable Housing. T&M prepared amended affordable housing plans which we want to present to the Planning Board so that they can gain input prior to finalization. The next process following the review of the affordable housing plan there is a requirement that ordinances are undertaken and we have a mid April deadline to introduce those ordinances on first reading. That is the reason for the special meeting.

Vice Chair asked for a motion to adjourn.

John Petrosilli made a motion to adjourn and Mike Roche seconded it. All in favor

Meeting Adjourned at 7:31 P.M.

Respectfully Submitted;

Laurie Clune
Recording Secretary
LC/lid