

**Planning Board Meeting 4-13-2017**

**TOWNSHIP OF OCEAN  
Planning Board  
April 13, 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	Nick Bonamassa	Robert Beck	Don Lippincott
	Ben LoParo	John Petrosilli	Aaron Shapiro

Members Absent: William Sneddon, Dan Collamer, William Edwards, Robert Lange, Michael Roche

Professionals Present: Brian Yost Esquire, Haines and Yost  
Patrick Jeffrey, T&M Engineering  
Scott Taylor, Taylor Design

**APPROVAL OF MINUTES:**

Robert Beck made a motion to approve the minutes of the regular meeting of March 2, 2017 and Special Meeting of March 14, 2017 and Dr. Ben LoParo seconded them. **Roll Call (Ayes)** Beck, LoParo, Lippincott, Petrosilli

Abstain: Shapiro

**APPROVAL OF BILLS:**

Aaron Shapiro made a motion to approve the bills and John Petrosilli seconded it. **Roll Call (Ayes)** Shapiro, Petrosilli, Beck, Bonamassa, Lippincott, LoParo

## **Planning Board Meeting 4-13-2017**

### **CORRESPONDENCE:**

There was no discussion or questions on correspondence

### **RESOLUTION: NONE**

### **INFORMALS: NONE**

### **OLD BUSINESS: NONE**

Let the record show that Michael Roche, Planning Board member just arrived at 7:05 p.m.

### **NEW BUSINESS:**

Docket No 02-17-PB  
Waretown Family Apartments, LLC  
Preliminary and Final Major Site Plan  
Block 41 Lot 42.01

Patrick Jeffrey from T & M explained that typically we should have the applicant's professionals sworn so that they can provide testimony.

Attorney Brian Yost swore them in and asked them to state their names and addresses for the secretary.

Joe DeLuca, 21 East Euclid Ave, Haddonfield, NJ  
Edmond Speitel 20 East Taunton Road, Suite 559, Berlin, NJ  
Michael Donovan, 121 Market Street, Camden, NJ

Patrick Jeffrey asked if they had the letter from T&M. and asked if they could open up to the third page of the letter give a quick summary of the application.

Attorney Josh Broderson stated that The Walters Group is a Residential developer based in Barnegat, they have done several affordable housing communities in Ocean County. The property is located on the west side of Route 9 which is #581 Route 9. Speaking about the aerial Exhibit #A-1 he explained that to the north is Buy Rite Liquor Store and to the south is Clayton Block. To the west is the Waste Treatment facility. The property is currently vacant. The property is located in the redevelopment area of the town center it is subject to the Ocean Commons redevelopment plan. Half of the site is in the town center closer to Route 9 and the other half of the site is in the EC district. We are not proposing any improvements on the EC portion of the site. It is 100% affordable housing community, consists of 54 units, 96 parking spaces and there will be accessory facilities such as a club house and recreational facility such as a Tot Lot, a basketball court, and a

## Planning Board Meeting 4-13-2017

picnic area. The 54 units will consist of ten (10) one (1) bedroom units, thirty (30) two bedroom units, and fourteen (14) three (3) bedroom units. They will be housed in six (6) separate buildings. This meeting is important from a timing perspective the only viable way these projects get funded is thru tax credit financing thru the HMFA and the deadline for that this year is May 2, 2017. So we need preliminary approval to apply to the HMFA for the tax credit financing, resolution adopted by the May 2<sup>nd</sup> deadline. The Township actually reached a settlement agreement with Fair Share Housing back in December 2016 related to the Township's Affordable Housing obligation. This project is consistent with what the settlement agreement approved.

We are seeking Preliminary and Final Major Site Plan Approval of this project, there are no variances that we need, there is design exception from the residential site improvement standards as far as parking and we are requesting one waiver that will be discussed when we do professional's review letters.

Patrick Jeffrey asked that we jump to the fourth page of our letter that list all of the bulk requirements in the Ocean Commons sub area, as you can see the applicant has all the general bulk requirements as conforming. He asked that someone speak to the Fifth page heading Site Plan –

Joe DeLuca stated that

- Community Building will open during normal business hours. It usually stays open with key fob until 10:00 p.m.
- Outdoor facilities are only during daylight
- Maintenance open during normal business hours during the day but there will be someone living onsite 24/7 for service.

Patrick Jeffrey asked that someone speak to the construction sequence -Engineer Ed Speitel stated:

- Community Building is as you come in and the office is part of that building. The five buildings are identical. There are four units attached to the community building in this location.
- First phase of construction will be to construct access road
- All site work will be construction in one phase. The boundary between the conservation zone and the redevelopment is almost directly at that storm water basin.

Patrick Jeffrey stated that Redevelopment Plan requires Belgium Block for curbing and your site plan shows concrete curbing wherever you have sidewalks.

Engineer Speitel stated-

- They generally put the decorative curbing where there isn't sidewalk adjacent to the curb.
- The only portion of the access drive that is not curbed is the north side and from the trash enclosure.

Patrick stated that we will have to discuss a waiver with the board because they are deviations from the Redevelopment Plan.

Board member Robert Beck asked if they had the consent of the landowner to the west.

## Planning Board Meeting 4-13-2017

Ed Speitel stated that yes as long as we keep the easement.

Patrick Jeffrey- sidewalks are 6' adjacent to parking and then switch to 4' walkways.

Ed Speitel – no need for all sidewalks to be six foot. Once it is paved every time it rains it will run off. Varied sidewalks to try to minimize the impervious coverage.

- Sidewalks in parking area need to be six foot wide because of car overhang.

Patrick Jeffrey – rail trail access?

Ed Speitel – proposing a sidewalk a little wider so that bikes can use it to rail trail.

Board member Aaron Shapiro stated that he thought the trash enclosure was quite a

- distance for the tenants to get to.

Ed Speitel – we have found that most of our tenants drive to the trash enclosure. There

- are parking spaces to park and then walk their trash in.
- Board member John Petrosilli asked if there is a plan to facilitate people moving in and out.

Joe DeLuca – There are strict guidelines from NJFSA – people move in as the units are completed. We have staff on hand and we could move 60% of the people in on the first day and after that we have set date to move the people in and after that we manage it.

Ed Speitel – Utilities will all be laid and parking done (other than top coat) before the first CO

Patrick Jeffrey – Storm water section

Ed Speitel – the system has to comply with RSIS and CAFRA – state storm water regulation site mostly drains back towards the west drain all the water from the site to the basin and then to the culvert behind Buy Rite Liquors- grass islands trap the sediment.

Patrick Jeffrey addressing the Chairman – suggest if the applicant were to be approved that our office work with the applicant to ensure those areas are properly maintained.

Ed Speitel – that is required to be recorded on the deed.

Patrick Jeffrey – Number 4 technical issues the cover over top of the pipes they need to be a little thicker.

Ed Speitel – agree

Patrick Jeffrey – Soil borings

Ed Speitel – said he will get that information to him

Patrick Jeffrey – Fencing around infiltration basins

Ed Speitel – Four foot high split rail with meshing

Scott Taylor – Suggestion of three rail with meshing it is little more durable

Joe DeLuca – we are fine with all of your comment letters – there is nothing that is a problem – go through the letter of course but we can do it all – not a problem

Board member John Petrosilli asked if a chain link isn't a requirement.

Patrick Jeffrey stated that it is not a requirement and the split rail is more esthetically appealing, it still has the fabric on it like a chain link fence would have so that you can't climb through the rails but it looks better.

Scott Taylor said it is less institutional and frankly most 3 year olds can climb a 4' chain link fence.

Patrick Jeffrey asked if there is active basin maintenance

## Planning Board Meeting 4-13-2017

Ed Speitel stated that the staff is responsible for the basin. There will be a requirement that every time it rains more than one inch that the basin is inspected. That is typically done by the Walter's staff.

- At the end of the year there is a report that is provided to the township
- There will be gate access – no driveway- no heavy equipment

Patrick Jeffrey – other utilities that will be serving site?

Ed Speitel – Site will be served by municipal water and sewer – looking to work with Tractor Supply bringing it across Route 9

Patrick Jeffrey – all utilities will be underground including communications

Ed Speitel – possibly no phone service

Patrick Jeffrey asked for overview for access from Route 9 and discuss general types of circulation vehicles besides passenger cars.

Ed Speitel – driveway apron is already constructed on Route 9 we have to go back to

- DOT to confirm that traffic flow is acceptable to them we may have to modify the DOT permit. There will be full motions at driveway coming in and out. It will be stop sign controlled at exit, the business to the left will utilize the same driveway. Existing apron is almost 50' wide. So we propose one inbound lane a center island which would be curbed and landscaped and two outbound lanes so a left turn or a right turn.
- There is a T design so that it can accommodate a fire truck or U-Haul
- Trash truck – roll off container.
- ADA parking spaces are distributed through the site.
- Required to have 5 units constructed that are ADA accessible. They are in Bldg 4 and 6

Patrick Jeffrey- number of parking spaces

Ed Speitel – There are 54 units and 96 parking spaces

Patrick Jeffrey- Plan details proved striping, landscape and lighting – You already stated that the Recreational areas will have no lighting. Please provide testimony re: signage.

Ed Speitel – Not exactly sure we have to ask if we can get an easement from the county because that area is the rail trail. If we can we would do a 60 square foot sign.

- We would probably have to come back to you for approval.

Scott Taylor - If you are unsuccessful with the county you would have to put it on your site. Does it make sense to request one on your site with a zero or negative setback – construct a complying sign on their site or approval from the county.

Ed Speitel – We agree except our sign is larger than your typical size sign. If you are

- comfortable with our standard sign tonight. If not we will have to come back for the sign.

Exterior lighting on the sign

Patrick Jeffrey stated that remainder of the comments are administrative in nature and request some minor plan revisions or just comments in general. If the applicant is willing to comply –

Ed Speitel – said they agree to comply with the letter.

Ed Speitel stated that they probably will start construction in the spring of 2018

## Planning Board Meeting 4-13-2017

Ed Speitel's credentials were approved by the board and are – BS Civil Engineering from Drexel, Master in Science in Engineering Management from Drexel, Practicing Civil Engineering throughout south Jersey for 35 years

Scott Taylor –Referring to his report of April 12<sup>th</sup> items 2,3 and 4 have already been addressed though testimony I feel that it is the appropriate time to talk about architecture We believe that the architecture is very well proportioned; it does employ several of the methods and generally meets the town's objectives.

Michael Donovan's credentials were approved by the board and are – degrees in Architecture from Temple and Drexel. Has been before this board and many other boards throughout the state.

Michael Donovan presented a color rendering of the building Exhibit A-3, A4 whole set is 13 pages.

Scott Taylor – the clubhouse architecture is generally consistent with the ---

Michael Donovan stated - yes it is consistent with the residential buildings.

- 10 apartments per building.
- Ground floor apartments will enter directly into living room
- Enter on the side – there is a covered porch area, each one has a private entry
- One bedroom enter through the back and they have patios in the back and front

Scott Taylor stated that they will all apply to building codes

Michael Donovan stated yes – Walters Group is committed to environmentally friendly so they will be extremely efficient, they will have energy star windows, appliances etc.

Board member John Petrosilli asked if this was going to be a pet friendly unit.

Joe DeLuca stated that most of our units are not.

Scott Taylor – there are four units attached to the club house is one of them for the caretaker?

Don't know exactly where the superintendent will be

Scott Taylor – majority of the rest of the comments are technical and minor in nature unless the board wants to go through them I believe that Mr. DeLuca had indicated willingness to comply with all the comments in our report.

Michael Donovan show the upper story which is a two and half story master suite

Attorney stated for the record the mail system is proposed as to a centralized mail system in the clubhouse subject to approval by the postmaster.

Ed Speitel – Agreed to meet with Scott Taylor in the field before any tree clearing will take place. There will be a well and irrigation on all the landscaped areas

Vice Chairman stated that we need a motion to open to the public.

Aaron Shapiro made a motion to open to the public Ben LoParo seconded it  
All in Favor (Aye)

SEEING NONE

## **Planning Board Meeting 4-13-2017**

Vice Chairman asked for a motion to close to the public

Aaron Shapiro made a motion to close to the public and Ben LoParo seconded it. All in favor (Aye)

Vice Chairman asked for a motion to approve the application with conditions. Aaron Shapiro made a motion to approve the application with conditions and Ben LoParo seconded it. (Ayes) Roll Call: Shapiro, LoParo, Beck, Bonamassa, Lippincott, Petrosilli, Roche

Attorney Yost stated that he had prepared a Resolution in the event that the application did go through as it just did.

Secretary Clune read Resolution 2017-5-PB into the record. Scott Taylor took over to continue reading and at #29 of the resolution shall include the sign revision by Scott Taylor. It was indicated that # 43 the Tot Lot shall not be lit according to amendment.

Vice Chairman asked for a motion in reference to Resolution #2017-5-PB. Aaron Shapiro made a motion to approve the resolution and Ben LoParo seconded it. Roll Call (Ayes) Shapiro, LoParo, Beck, Bonamassa, Lippincott, Petrosilli, Roche

### **OPEN TO PUBLIC**

Robert Beck made a motion to open to the public and Aaron Shapiro seconded it. All in Favor (Aye)

Seeing none

Michael Roche made a motion to close to the public and Aaron Shapiro seconded it. All in Favor (Aye)

Vice Chair asked for a motion to adjourn.

Aaron Shapiro made a motion to adjourn and Mike Roche seconded it. All in favor

Meeting Adjourned at 8:24 P.M.

Respectfully Submitted;

Laurie Clune  
Recording Secretary  
LC/lid