

Planning Board Meeting 2-1-2018

**TOWNSHIP OF OCEAN
Planning Board
February 1, 2018**

7:18 P.M.

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; Chairman Bill Sneddon called the meeting to order.

ROLL CALL

Members Present	Robert Beck	Nick Bonamassa	Daniel Collamer
	William Edwards	Don Lippincott	Ben LoParo
	John Petrosilli	Aaron Shapiro	William Sneddon

Members Absent: Michael Roche

Professionals Present: Steven Yost Esquire, Haines and Yost
Patrick Jeffrey, T & M

APPROVAL OF MINUTES:

Don Lippincott made a motion to approve the minutes of the regular meeting of December 7, 2017 and Bill Edwards seconded them. Roll Call All in favor (Ayes)

Ben LoParo abstained because he was not at meeting in December.

APPROVAL OF BILLS:

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

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CORRESPONDENCE:

NJPO Vol 77 No. 6 November/December 2016

Letter dated 12/29/16 from Dynamic Engineering regarding DMK Development (Tractor Supply) legal notification that an individual CAFRA permit application for Freshwater Wetlands Letter of Interpretation, transition area waiver and general permit application will be submitted to the NJDEP

RESOLUTION:

Resolution # 2017-09-PB

Joan Follmer

Block 109, Lot 1.02

47 Southwind Drive

Minor Subdivision

Chair asked for a motion.

Aaron Shapiro made a motion to approve and Nick Bonamassa seconded it. Roll Call (Ayes) Shapiro, Bonamassa, Beck, Collamer, Edwards, Lippincott, Petrosilli, Sneddon.

Resolution # 2018-1-PB

Planning Board Professionals for 2018

Chair asked the Secretary to read the Resolution:

Ben LoParo made a motion for approval and Don Lippincott seconded it. Roll Call (Ayes) LoParo Lippincott, Beck, Bonamassa, Collamer. Edwards, Shapiro, Petrosilli, Sneddon.

NEW BUSINESS:

Docket No 05-17-PB

48 LETTS LANDING LLC

Block 122, Lot 4

48 Letts Landing Road

Minor Subdivision

Attorney Melanie Szuba Appleby of the firm of Carluccio, Leone, Dimon, Doyle and Stacks, LLC for the applicant.

Attorney Appleby stated the applicant seeks to make two lots – proposed are 4.01 and 4.02. Proposed lot 4.02 conforming, there is a shed on that property that is to be removed.

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As to lot 4.01 it will be conforming as to all of the requirements except for the preexisting garage. Requirement is 25 feet and we are looking for a bulk variance for that garage because of the 5.7 foot rear setback.

Attorney Yost stated that at this time he would like to swear in the board's engineer before we go any further.

Patrick Jeffrey, 11 Tindale Road, Middletown, New Jersey. Attorney Yost asked Mr. Jeffrey if he was a licensed Engineer and Planner in the State of New Jersey to which he answered yes, and stated he has been licensed for twelve years and is a representative of the firm of T & M Associates.

Attorney Yost asked the applicant's engineer to come forward to be sworn in:

Glenn Lines is a licensed engineer in the State of NJ, and has appeared before other planning boards in this state.

Attorney Appleby asked if Mr. Lines is familiar with this application for a minor subdivision and bulk variance to which he stated yes.

Mr. Lines stated their proposal of the subdivision of the two lots – Block 4.02 will be a 7,000 square foot lot and the second lot – 4.01 will be 5,000 square foot lot.

Attorney Yost asked to have the map submitted as Exhibit A-1 and asked Mr. Lines to describe it.

Mr. Lines said that Exhibit A- 1 is a copy the minor subdivision map submitted by his office.

Mr. Lines stated that the grading for lot 4.01 will be graded out to Letts Landing Road and the roof leaders will be directed to Letts Landing Road as well.

Mr. Lines stated that a driveway turn around – small paved area off the main drive will encroach over the property line about a foot and we can have that removed if the board deems it to be done.

Mr. Lines stated that there are four homes in the area that have a detached garage with similar setbacks as to the one on Lot 4.01.

OPEN TO PUBLIC

Seeing none

CLOSED TO PUBLIC

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Patrick Jeffrey stated that the applicant did a very good job of addressing our letter and went through all of the conditions. There are three things that he would note that the board consider are 1) shed to be removed 2) remove part of the driveway so that it does not encroach into newly created lot and 3) agreed to grading considerations and the downspout configurations in our letter to have all runoff go out towards Letts Landing Road.

Dan Collamer stated that he would like to add grading portion that language state that no changes in grading that will adversely affect the surrounding properties.

Chair asked for recommendation

Bill Edwards made a motion to approve and Bob Beck seconded it. Roll Call (Ayes) Edwards, Beck, Bonamassa, Collamer, Lippincott, LoParo, Shapiro, Petrosilli, Sneddon.

Chair asked for a motion to Open to the Public for General Forum

Don Lippincott made a motion to open and Dan Collamer seconded it. All in Favor

OPEN TO PUBLIC

No one from the public came forward

Motion to close the public portion was made by Dan Collamer and seconded by John Petrosilli. All in Favor Ayes

CLOSED TO PUBLIC

Chair asked for a motion for adjournment. John Petrosilli made the motion to adjourn

Meeting Adjourned at 7:44 P.M.

Respectfully Submitted;

Laurie Clune
Recording Secretary
LC/ld