

Planning Board Meeting 07/06/2023

TOWNSHIP OF OCEAN

Planning Board

July 6, 2023

6:00P.M

FLAG SALUTE

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 Donald Lippincott called the meeting to order.

ROLL CALL

Members Present: Robert G. Beck, Nicholas Bonamassa, Ralph Dawes, Anthony DeCondo, Dr. Shawn Denning JR, Donald Lippincott, Dr. Benjamin LoParo, John Petrosilli, Aaron Shapiro

Members Absent: Kenneth Baulderstone, Peter Nese

PROFESSIONALS PRESENT:

Jason Worth – T & M Associates

Steven Yost – Haines & Yost

APPROVAL OF MINUTES – May 4, 2023

- Mr. Beck motioned to approve minutes, seconded by Dr. Denning.

ROLL CALL

Mr. Beck - Yes, Dr. Denning – Yes, Mr. Bonamassa – Yes, Dr. LoParo – Yes, Mr. Petrosilli – Yes, Mr. Shapiro – Yes, Mr. Lippincott – Yes

APPROVAL OF MINUTES – June 1, 2023

- Mr. Shapiro motioned to approve minutes, seconded by Mr. Beck.

ROLL CALL

Mr. Shapiro – Yes, Mr. Beck – Yes, Mr. DeCondo – Yes, Dr. LoParo - Yes , Mr. Petrosilli - Yes, Mr. Lippincott – Yes.

APPROVAL OF BILLS – Attached.

- Mr. Shapiro motioned to approve bills, seconded by Dr. Denning. All in favor.

CORRESPONDENCES:

- List attached.

INFORMALS: NONE**OLD BUSINESS: NONE****RESOLUTIONS: - 2023-03-PB, 42 & 44 Sands Point Road, Block 93 Lots 1.01 and 1.02, Minor Subdivision with no variances.**

- Mr. Shapiro motioned to approve resolution, seconded by Mr. Beck.

ROLL CALL

Mr. Shapiro – Yes, Mr. Beck – Yes, Mr. DeCondo – Yes, Dr. LoParo – Yes, Mr. Petrosilli – Yes, Mr. Lippincott – Yes

NEW BUSINESS:

a.) Docket # 04-23-PB Petty Motorworks c/o Tom Petty, Route 9 and Chapel Street Block 192 Lots 3, 5, 6, & 7, Minor Subdivision with no variances.

Jason Henbest Esq., representing the applicant Mr. Petty. Mr. Henbest stated the applicant has a minor subdivision to discuss at the corner of Route 9 and Chapel Street. Mr. Henbest turned the application over to the engineer Mr. Jason Marciano to discuss the specifics of the application.

Jason Marciano from East Coast Engineering in Toms River, NJ. Mr. Marciano stated the frontage is off Route 9 and Chapel Street. Mr. Marciano noted the redevelopment ordinance has already been adopted for this property. Mr. Marciano stated they are here tonight for the changing of property lines only.

Exhibit A1 – Survey Map of Existing Conditions

Mr. Marciano mentioned the tax map does not show Dam Street, but they are in the process of vacating that street.

Exhibit A2 – Minor Subdivision Map

Mr. Marciano refers to Exhibit A2, date prepared on 5/23/23. Mr. Marciano stated this map was submitted with the application and has highlighted the changes. Mr. Marciano stated as a result, those 4 lots including the Dam Street right of way will create 2 lots. The highlighted pink lot, shows an existing single family home, that lot will be reduced in size and will become the new lot of 7.01, which will be 17,000 sq. ft. in the C2 zone. This lot conforms to the C2 requirements and conforms to the redevelopment ordinance. The highlighted blue lot will be the remainder of the property put together. The highlighted orange is dedicated to lot 4, which will give more space on the side of the house. Mr. Marciano noted that they are proposing to essentially consolidate the bulk of it. The blue lot will be the new lot of 3.01, with 2.2 acres with wetlands in the rear of the property. Mr. Marciano stated they currently have an application with the DEP for wetlands and an application in to verify the flood hazard boundary lines on site. Mr. Marciano stated both applications are being reviewed. Mr. Marciano reiterated to the board that at this time they are just proposing the consolidation of the lot lines. That there are no proposals

to change any structures at this time. Mr. Marciano stated they would come back in the future with a full site plan.

Mr. Worth inquired if there is a dedication to Chapel Street. Mr. Marciano noted that is correct, that there is a small dedication to the township for additional right of way on Chapel Street.

Mr. Marciano referred to Mr. Worth's review letter, page 4. Mr. Marciano stated, the approval will be contingent on Dam Street being vacated, and stated that it is currently in the works. Mr. Marciano stated they have the form from the tax assessor that they can provide to the board engineer for block and lot numberings. Mr. Marciano noted they will set all required monuments for the new property lines prior to the map being filed, and will add a signature line for the municipal clerk. Mr. Marciano stated that there would be a site plan submitted to show future uses of the lots and phasing.

Mr. Worth inquired if they will be waiting to hear back from DEP in regard to the wetlands. Mr. Marciano stated that is correct, that is step 1. We have wetlands lines drawn but we are waiting for the DEP to verify the boundary lines and to determine the buffer around that.

Mr. Marciano continued with the review letter and stated that there are already utilities on Chapel Street currently servicing the site. Lastly, they have received Ocean County Planning Board Approval as well.

Mr. Petrosilli inquired about when Dam Street is being vacated and if that will be a part of the property highlighted in blue. Mr. Marciano stated that is correct. Mr. Petrosilli also inquired if any structures in Phase 1 will be removed. Mr. Marciano stated that the site plan will show any removals of any buildings but right now, they are only moving lot lines.

Mr. Beck inquired about the multiple structures on lot 3.01. Mr. Worth noted that the redevelopment plan permits multiple structures on the property, the lots that are shown 3.01 and 7.01 comply with the redevelopment plan, and all future structures will comply with all setbacks in the redevelopment plan as well. Mr. Marciano stated that is correct, we are complying with all conditions.

Dr. Denning inquired about the next phase, asked what the thought process is on including the current residential structure in the commercial piece. Mr. Marciano stated that it is there right now, existing, but eventually will be removed under Phase 2 of the site plan. Phase 1 will keep it and work around it, but Phase 2 has it removed.

OPEN TO PUBLIC

- Dr. Denning motioned to open to the public, seconded by Mr. Shapiro. All in favor.

No one came forward

CLOSED TO PUBLIC

- Dr. Denning motioned to close to the public, seconded by Mr. Dawes. All in favor

Mr. Worth recommends to the board that any approval by the planning board tonight be contingent upon the applicant applying for and receiving approval for the vacating of Dam Street, providing approval from the tax assessor for block and lot numberings, and setting all monuments and or property corners.

Mr. Lippincott inquired to Dr. LoParo if this is all in accordance with the redevelopment plan. Dr. LoParo stated yes. Dr. Denning inquired if in the future, if the board members can get a copy of the redevelopment plan / ordinance to better understand the application.

MOTION TO APPROVE:

- Dr. Denning motioned to approve the application with the recommendations that were suggested by Mr. Worth, seconded by Mr. Shapiro.

ROLL CALL

Dr. Denning – Yes, Mr. Shapiro – Yes, Mr. Beck – Yes, Mr. Bonamassa – Yes, Mr. Dawes- Yes, Mr. DeCondo – Yes, Dr. LoParo – Yes, Mr. Petrosilli- Yes, Mr. Lippincott – Yes.

OPEN MEETING FOR GENERAL PUBLIC FORUM

- Dr. Denning motioned to open, seconded by Mr. Shapiro. All in favor.

No one came forward

CLOSED TO THE PUBLIC

- Mr. Shapiro motioned to close, seconded by Dr. Denning. All in favor.

MOTION TO ADJOURN

- Dr. Denning motioned to adjourn, seconded by Mr. Dawes. All in favor.

MEETING ADJOURNED AT 6:27 P.M

NEXT SCHEDULED MEETING WILL BE AUGUST 3, 2023 @ 6:00 P.M.

Laurie Clune

Board Secretary