

Township of Ocean Planning Board Meeting Minutes

December 21, 2020

Prepared by Corinne Anderson

This meeting was held virtually via Zoom Meeting

Agenda: <http://twpoceannj.gov/PB/2020/PB-agenda-122120.pdf>

Start Recording: 3:00PM

Lippincott calls the meeting to order, followed by The Pledge of Allegiance.

Public Meeting Act Statement read by Clune: Pursuant to the provisions of New Jersey open public meetings act the notice of the meeting has been properly provided by sending copies of the notice of the meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on a bulletin board in the administration building.

Roll Call

Robert G. Beck: Here

Nichlas Bonamassa: Yes (3:04)

Ken Boulderstone: Here

Shawn Denning, Jr.: Yes

Lydia Dodd: Here

Paul Kavka: Here

Donald Lippincott: Here

John Petrosilli: Here

Aaron Shapiro: Here

William T. Sneddon: Here

Rita Sweeney:

Clune: Let the record reflect that the professionals present this evening are Steven Yost from Haines & Yost, Jason Worth, engineer from T&M Associates

Lippincott: No minutes to approve tonight, no bills to pay, there is a correspondence list attached if anybody wants to look at that, no informals, no old business, no resolutions, so that brings us right to new business.

Yost notes that there was an amendment to the plan approved last meeting. The committee wanted to permit drive-by food service for that as well, we have testimony from our professional to explain that and any issues that may be raised by this proposed plan.

Worth noted that 2020-18 was found to be consistent with the township master plan at the last planning board meeting. The ordinance was adopting a redevelopment plan for block 241.11 lots 12.02, 13.01, 13.03, block 353 and block 352, based on the last meeting regarding some typos it was realized that the final redevelopment plan introduced by the committee was not the one sent to the planning board. The plan sent at the last meeting was a slightly older version; the newer version had the typos corrected, and there were a few other differences. Typos regarding planning board adjustment, additionally section 5.2.1 permitted uses in the C1 Zone, there was a correction for multifamily residential buildings, instead of saying for sale and rental units, it was corrected to state for sale or rental units. Section F of Principle permitted uses, the plan includes allowing drive through facilities for both restaurants and banks. Does not mean that is what is being proposed or is going there, but it allows for that possibility. Lastly, there was discussion, 5.2.3 under Bulk Standards, there was further clarification on the maximum impervious coverage in both the R1B and C1 sites where the maximum impervious coverage remains 70% in C1 zone but you would look at the entire portion of the C1 zone, not just the small area being built, but the whole area when you are calculating the percentages, which according to Worth is the correct way to do that. That is on page 9, and similar to the R1B where the allowable impervious coverage is 5% you would look over the course of the whole R1B zone. CAFRA will still look over this when they go for their state permit. Today's meeting is to confirm that the planning board still finds the plan consistent with the master plan with these minor changes.

6.2 All points made remain valid in supporting that the plan still remains consistent with the master plan.

Bonamassa concerned about the tax portion and the financial impact to the town. Does this impact the taxes into the town. Worth notes that it does not. Confirmed that there will be taxes coming in for the buildings regardless of the structures being rentals or for sale.

Will there be By-Laws; Worth not sure, it is not necessarily relative to today. If an association is established, the by-laws would have to conform with the permits and township approvals. The township does not review by-laws in an association. Everything has to abide by township approvals. Site plans and such will come further down the road for the planning board.

No change of what was previously put there, just changing and to or in the wording.

Motion to open to the public made, all in favor.

Motion to close public comments by Sneddon, seconded by Petrosilli. All in favor.

Denning asks, changing to allow drive-through, had concerns regarding traffic plans. In a formal application, if a drive through service was proposed would the traffic study have to anticipate traffic through a drive through. A freestanding store would have a different traffic plan than a drive through. Worth notes that whatever is being proposed they have to tailor their traffic impact study accordingly. Dodd makes note that there is no site plan at present.

Motion to refer ordinance favorably to the township committee made by Denning, seconded by Beck.

Roll Call

Denning: Yes

Beck: Yes

Boulderstone: Yes

Bonamassa: Yes

Dodd: Yes

Petrosilli: Yes

Shapiro: Yes

Sneddon: Yes (shaking head)

Lippincott: Yes

Open to general public comment by Shapiro, seconded by Denning. All in favor.

Motion to close public comment by Spairo, Denning seconded. All in favor.

Motion to adjourn by Petrosilli, seconded by Denning. All in favor.

End Recording.

Next meeting to take place January 7, 2021 @7PM.