

**TOWNSHIP OF OCEAN
PLANNING BOARD
REGULAR MEETING
February 7, 2008**

Meeting began 7:36 PM

STATEMENT: Pursuant to the provisions of the New Jersey, Open Public Meetings Act, sending copies of the notice of the meeting properly provided adequate notice of the meeting to the Times-Beacon, the Atlantic City Press. Notice was posted on the bulletin board in the Administration Building.

The meeting of the Ocean Township Planning Board was held on the above date and time; Vice-Chairman Avellino presided and called the meeting to order.

ROLL CALL

Members Present: Ralph Avellino Richard Reilly Rita Sweeney
 Dennis Tredy Gordon Von Schmidt Lee Eagles
 Craig James

Members Absent: Vincent Anepete, Robert Knowles, Daniel Van Pelt, James Eckert

Pledge of Allegiance

Vice-Chairman Avellino asked for a motion to approve the minutes of the December 6, 2007 regular meeting. Rita Sweeney made motion to approve. Ralph Avellino seconded. All in favor: (ayes) Sweeny, Avellino.

Vice-Chairman Avellino asked for a motion to approve the minutes of the January 3, 2008 Reorganization meeting. Dennis Tredy made motion to approve. Richard Reilly seconded. All in favor: (ayes) Tredy, Reilly, Eagles, Avellino.

Vice-Chairman Avellino asked for a motion to approve the minutes of the January 3, 2008 regular meeting. Dennis Tredy made motion to approve. Lee Eagles seconded. All in favor: (ayes) Tredy, Eagles, Reilly, Avellino.

Vice-Chairman Avellino asked for a motion to approve the vouchers. Dennis Tredy made motion to pay vouchers. Rita Sweeney seconded. All in favor: (ayes) Tredy, Sweeney, Reilly, Von Schmidt, Eagles, James, Avellino.

Vice-Chairman Avellino stated that the correspondence was in the office if anyone wanted to read it. Lee Eagles asked a question regarding a letter on the correspondence list (letter "d") sent by the State of New Jersey to Scott Farry at US Home Corporation.

BOARD COMMENTS

Vice-Chairman Avellino encouraged everyone to sign-up for the training programs and certified member sessions coming soon, March 15, 2008.

Vice-Chairman Avellino asked about the status of the sign ordinance memo/letter sent to the Township Committee/Administrator. That memo was sent, however, just recently, and the Township Administrator will respond quickly.

OLD BUSINESS

Resolution No. 02.08.PB

Haines & Yost Law Firm, Board Attorney

Motion to approve Resolution made by Dennis Tredy and seconded by Rita Sweeney.
All in favor: (ayes) Tredy, Sweeney, Reilly, Eagles, Avellino.

Resolution No. 03.08.PB

Benjamin Mabie III, Conflict Board Attorney

Motion to approve Resolution made by Dennis Tredy and seconded by Rita Sweeney.
All in favor: (ayes) Tredy, Sweeney, Reilly, Eagles, Avellino.

Resolution No. 04.08.PB

RV&V, Wayne McVicar, Board Engineer

Motion to approve Resolution made by Dennis Tredy and seconded by Rita Sweeney.
All in favor: (ayes) Tredy, Sweeney, Reilly, Eagles, Avellino.

Resolution No. 05.08.PB

Polistina & Associates, Conflict Board Engineer

Motion to approve Resolution made by Dennis Tredy and seconded by Rita Sweeney.
All in favor: (ayes) Tredy, Sweeney, Reilly, Eagles, Avellino.

Resolution No. 06.08.PB

Taylor Design Group, Board Landscape Architect

Motion to approve Resolution made by Dennis Tredy and seconded by Rita Sweeney.
All in favor: (ayes) Tredy, Sweeney, Reilly, Eagles, Avellino.

Resolution No. 07.08.PB

FWH Associates, Board Conflict Landscape Architect

Motion to approve Resolution made by Dennis Tredy and seconded by Rita Sweeney.
All in favor: (ayes) Tredy, Sweeney, Reilly, Eagles, Avellino.

Resolution No. 08.08.PB
Yezzi & Associates, Board Architect

Motion to approve Resolution made by Dennis Tredy and seconded by Rita Sweeney.
All in favor: (ayes) Tredy, Sweeney, Reilly, Eagles, Avellino.

Resolution No. 09.08.PB
Taylor Design Group, Board Conflict Architect

Motion to approve Resolution made by Dennis Tredy and seconded by Rita Sweeney.
All in favor: (ayes) Tredy, Sweeney, Reilly, Eagles, Avellino.

Resolution No. 10.08.PB
Docket No. 09.07.PB
Gary Casper
Block 131, Lot 9.01
23 Birdsall Street
Minor Subdivision

Motion to approve Resolution made by Dennis Tredy and seconded by Rita Sweeney.
All in favor: (ayes) Tredy, Sweeney, Reilly, Eagles, Avellino.

NEW BUSINESS

Presentation given by Stan Slachetka of T&M Associates

(tape starts) are in the process of being prepared by the township which includes a mixed use Town Center which you probably are all very familiar with.

As part of the process of implementing the Waretown Town Center, the various parcels or tracts within the Waretown Town Center are to come before the township's Redevelopment entity which in essence is the Township Committee. The Township Committee acronyms the Redevelopment entity is to review and to basically do a comprehensive analysis and evaluation of specific development proposals within the Waretown Town Center. Based on that review and ultimate recommendations by the Township Committee, there will be a need in this instance to propose site specific or tract specific amendments to the Economic Redevelopment Plan which incorporates the Waretown Town Center Concept Plan. What you have before you is a Draft Redevelopment Plan for Block 41, Lot 42.01 which is one of those specific tract areas or site areas specific Redevelopment Plan. And in a moment I'll get into a little bit of detail in summarizing some of the key provisions of that. But pursuant to the requirements of the local redevelopment housing law, which is the statute that governs the redevelopment planning process in New Jersey, you (the Planning Board) have a role and responsibility to provide review and advice and recommendations to the governing body which is the Township Committee for any amendment to a duly adopted Redevelopment Plan as adopted. Basically the governing body has referred this Amendment to you and your

responsibility is not to adopt this plan, but to provide the Township Committee with recommendations as to the aspects of the plan. But probably most importantly to provide new recommendations or at least identify any consistencies or inconsistencies with the township's Master Plan. The primary responsibility you are allowed to make other recommendations as the board sees fit. So really what we have is an adopted Redevelopment Plan, there is an amendment that has been made which incorporates the Town Center Plan into that and the Town Center plan, because it is a very generalized land use plan when specific development proposals come forward consistent with the Town Center Plan we need to adopt area specific plans that have very specific site standards and controls. Because of the importance of the overall design of the Town Center, and the importance of coordinating the design and development of individual tracts, there needs to be some level of consistency but also a significant amount of detail in terms of the standards and requirements that are set forth in those area specific plans including standards for building form and design, building location, on-site circulation and parking, lighting and landscaping and a variety of other issues that relate to the design because that is really in essence one of the things that the Town Center plan envisions and that is a very coordinated development forum that links coordination between the various development proposals and projects within the Waretown Town Center. So when you look at this proposed plan, you'll see that we have a substantial amount of detail and have incorporated some of the conceptual design plans of the proposed overall site plan which the redeveloper has proposed to the Township Committee as well as architectural floor plans and very detailed standards relating to those architectural floor plans and elevations to the point of going into some of the materials and other aspects of building design. So its kind of unusual in the sense that it ultimately, this redevelopment, is about an ordinance and controls it shows as many redevelopment plans do, goes well beyond what you typically will see in a standard zoning ordinance. So ultimately the plan or the specific site plan application comes before this board and ultimately that's really be the last step in the process because once the Redevelopment Plan is adopted the developer then can file an application before the Planning Board. The Planning Board has jurisdiction over reviewing that site plan application. But when that application comes before the board, you'll have a document that you'll review and be able to review that application the context of the document and you also will have a very fully developed and well designed plan that comes before you. So it really is a multi-step process. The Planning Board plays a very important role in this process but the document and the plan is very detailed and very controlling of the kind of ultimate development application that you see before you. With regards to your primary responsibility which is to review this proposed Redevelopment Plan as to it's consistency with the Master Plan, on pages 4-5 we present a very detailed listing of the planning documents and the relationship of this Redevelopment Plan to the variety of planning documents you've adopted as part of your master planning process and we identify some of the general goals, the land use goals, and other goals such as environmental, housing, circulation and design that are being implemented by this proposed Redevelopment Plan. Suffice it to say, you've adopted the Town Center Plan as part of your Master Plan. It exists in the Land Use Plan element and adopted amendments to the Land Use Plan element of the Master Plan which incorporates the Town Center Plan. To that extent, this is very consistent with the Master Plan of the

community and certainly the Land Use Plan element of the community. When we talk and in a moment I'll talk a little bit about what we've incorporated in terms of the design for potential roadways within the overall plan of the document so it's also consistent with the circulation plan of the community which is adopted as part of your Master Plan which in turn is consistent with the circulation plan for the Town Center. So to the extent of your main responsibility it is our opinion that this plan is substantially consistent with your Master Plan, Land Use Plan element, Master Plan Circulation Plan element and other parts of your Master Plan and that there are no inconsistencies. As I said, what this new plan does is just add more detail and more specifics standards as to what is to occur on this tract to implement the overall Land Use Plan of the Town Center of the Master Plan. The concept plans as we look at the plan that is presented after page 8 on the Redevelopment Plan, and also if you look at the site plan which is presented after page, it's actually Attachment B, which is towards the end of the document, Attachment A is the Waretown Town Center overall Concept Plan. And by the way, I should point out that this tract is at the very northern end of the Town Center Concept Plan that has been adopted as part of the prior Economic Redevelopment Plan. So you have the orange square tract at the very north end just below the church property. The Town Center boundary extends northward to the north of that church property. A portion of this tract is within the Town Center boundary and the western portion of the tract and some of the drainage facilities is outside of the Town Center boundary in the EC zone district of the township and most of the improvements more substantial improvements are located within the eastern boundary of the tract within the Town Center. The western end like I said is within the EC district. That is the tract that we have the site specific plan for and as I said in Attachment B, you have a little more of the detailed site plan and after page 8 you have the Concept Plan. Basically what's being proposed and it is consistent with the Town Center Plan is a multi-family residential development that's always been identified as this tract in the Town Center Plan. We went through fairly extensive discussions and dialogues both myself, our office and Mr. Scott Taylor, his firm was just appointed as your Landscape Architect to this Board and he also represents the township as the township's landscape professional. We spent a significant amount of time with the proposed redeveloper and their professionals to develop this concept plan and to incorporate a number of features, provide changes and modifications to the original plan that would be in better keeping with the overall Town Center Plan. I'm not going to go into all the details but just a few key points. First of which, the townhouses are proposed along the eastern portion of the tract within the Town Center which is adjacent to the county rail trails. As with the Shoprite site, there is proposed and the redeveloper is required to make improvements to that rail trail to implement that segment of the rail trail which is in fact along the frontage of this property. So it's another piece in that linkage and ultimately to extend along the entire Route 9 frontage within the Town Center of the county rail trail project. The level of the intensity of the development density development transitions and the scale of the development transitions from the townhouse development along the Route 9 frontage to the western side of the developed portion of the tract within the Town Center to two multi-family buildings. Between those two multi-family buildings it is a recreation building, a community building, a pool and other open space amenities for the residents of the development. The design of the site and specifically based on input from our office and Mr. Taylor's office, is such that the areas

that are in the central part of the site are open to the use from outside the development to kind of create that light air and open space which is critical and essential. And that even extends out further to the west in the portion of the site that is within the EC district for some of the storm water management facilities are to be constructed in a manner that provides those as potentially as an amenity to the residents of the development. With regards to circulation and parking, probably the most critical piece of the circulation plan is the fact that road A which is on the northern side of the tract and the rear driveway the rear parking area which is a variety of parallel parking spaces located are designed such that ultimately they can be incorporated into overall circulation plan for the town center. Specifically road A of the entranceway is developed as a boulevard and would be able to, depending upon the location of the future Bay Parkway which I know that Mr. McVicar is working on, were to be located at this location, it would allow that to serve as a link in a segment of that roadway. If Bay Parkway in fact, or the extension of Bay Parkway is not located at this area, it still serves as an important and attractive entranceway into the overall road network of the Town Center. As such, the various intersections and although it's not reflected on the Concept Plan, but the intersection of that road A western intersection with the circulation isle in the back western end of the site, is designed to work as a full roadway intersection and there will be pedestrian crosswalks at all locations. In fact, there will be bikeways and bikepaths extended on either side of road A and connections in the linkage to the proposed bikeway or bikepath which you see extending on the western side of the development near the gazebo which is shown on the plans and the retention basin. And that ultimately will provide a linkage to the overall bikeway path which is identified as being a central element of the Town Center Plan. And that roadway, that circulation isle that I'm showing with the parallel parking spaces, would be designed in a way to ultimately connect both northward and southward in a road linkage if you actually look back to the overall Town Center Concept Plan you'll see that in Attachment A what's contemplated is a roadway that would extend southward and connect into the main body of the main circulation plan for the Waretown Town Center. So if that roadway were to be fully developed and properties to the south developed in a manner consistent with this property, that would give us an opportunity to start creating those linkages and have them done in a manner that would in essence be created with private investment that would ultimately link up to becoming part of the public circulation system within the Town Center. So I think it's a very very important feature and I was just talking to Mr. McVicar and when this plan comes before the Planning Board, one of the key things that we would like to see and ensure happen is those potential roadways are designed in such a way that they at some point could be constructed in a manner they can be accepted into the public road system of the township. We also provide an opportunity for linkage north to the parking areas for the church property to the north. And again, enhancing the pedestrian ways and pedestrian access in linking that church property into the overall Town Center Plan and providing pedestrian access as well as vehicular access to that property. So what we tried to do is really design this and provide an overall concept which needs to implement the Town Center Plan at this portion of the Town Center and provides flexibility and opportunities to enhance the circulation system and again in a manner consistent with the circulation plan element of the Master Plan and the Town Center. Again, I'm not going to go into all the details on all these design standards, but suffice it to say we tried to make it as equal as possible so

that it's very very clear what the design of this project is going to be and how it's going to be presented to the Planning Board. Having said that, that is my presentation and again your role here is to review the plan, provide any recommendations that you may feel appropriate to the Township Committee but most importantly any recommendations as to consistency or inconsistency with the Master Plan and I'll take any questions.

There is a roadway which goes across this property in a diagonal direction, at which then provides an access to the waste management property to the rear of the site and it will be a paved roadway.

There was discussion by the Board about fence types. If possible they should all be similar. There will also be a uniform design by the rail trail where there will be some walls and then some areas of fencing between those walls. Also if a similar development form occurs to the south, this same type of fencing arrangement should take place at that location rather than something materially different.

Wayne McVicar was sworn in by Steven Yost.

Wayne McVicar stated that the fact that the Redevelopment Committee is reviewing each parcel in this area before it becomes before the board I think is part of what your job would be is to be sure that it is consistent with the theme of the entire entity.

Discussion took place by the Board concerning underground recharge and how T&M is currently engaging in a discussion with DEP regarding the potential for providing a coordinated comprehensive CAFRA approval for the entire Town Center and a procedure mechanism that will be signed off on by the DEP to allow an overall general concept for both tree save, open space areas, storm water management for the entire Town Center rather than have all these individual plans and storm water management plans.

Discussion took place by the board regarding the number of units (11 1-bedrooms, 50 2-bedrooms and 44 3-bedrooms) and COAH requirements that 20% of the affordable units must be 3-bedroom units.

A question was raised with regards to the window grates and if they will be encapsulated or not. Details are not known, but a note was made that they should be encapsulated to keep the appearance from becoming different in each unit.

Washer/Dryers will be supplied in all units.

There will also be a need for storage area for bicycles on site so they are not being carried up into the stairwells. Also a note was made that barbeques should not be allowed on porches and/or balconies for appearance and safety reasons.

Discussion took place regarding other similar sites, such as Atlantic Heights that Board members could drive and see for themselves what works and what doesn't. Stan could also provide other areas to look at. This lead to a discussion about the Township Ordinances and that they could all use to be looked at and reviewed. Ordinances should

be created or made stronger so the Township can step in if the manager of Ocean Commons cannot enforce the rules and regulations. Updating the ordinances gives the Township the right to go to the owner of the property to make him aware that the property manager is not enforcing standards. Mr. McVicar added that the Board should advise the redeveloper up front that we'd like to see a copy of his perspective rules and regulations for us to review at the same time that we review the site plan because it's equally as important for us to know what will and will not be permitted so we can put our two cents worth in at that time.

Discussion took place about education, police, fire – the infrastructure and how these units will impact the town. Mr. Slachetka said that the fire department will have input in any application.

Vice-Chairman Avellino made a motion to open to the public.

There is no member of the general public in attendance tonight.

Steven Yost suggested that before a motion is made or revoked Dick Reilly shouldn't vote since he is a member of the Township Committee and the Redevelopment entity.

Dennis Tredy made a motion to accept the Draft Redevelopment Plan titled Ocean Commons Sub Area, Block 41, Lot 42.01 which is consistent with the Master Plan.

Gordon Von Schmidt seconded the motion.

Roll call: (ayes) Tredy, Von Schmidt, Sweeney, Eagles, James, Avellino

In anticipation of the possibility that the Board would approve the report, Steve Yost introduced a resolution that he was asked to prepare ahead of time. Mr. Yost read the resolution.

The Board discussed making sure the questions and concerns that were raised at tonight's meeting would move forward to the Redevelopment Committee. Mr. Reilly assured the Board that his responsibility is to make sure the comments are discussed at the Redevelopment Committee meeting. Stanley Slachetka also commented that he took notes.

Gordon Von Schmidt made motion to approve the resolution.

Dennis Tredy seconded the motion.

Roll call (ayes) Von Schmidt, Tredy, Sweeney, Eagles, James, Avellino
The Board welcomed Craig James to the board.

Motion to adjourn at 9:39 PM.

So if you get a challenge by a property owner such as, not to introduce another element, but if we get a lawsuit filed against the Township and the Planning Board within the last month that Mr. McGukin had forwarded to me filed by George Mackres who is a property owner within one of the redevelopment areas, I think the Town Center area actually. It's in the nature of, I think Mr. Butz is representing him, Mr. Tredy's old antagonist and I say that in kind of a jocular fashion, alleging some of the arguments he had made I guess when he had represented Mr. Morrow before the board that there was some unconstitutional use of the Redevelopment Statutes declare areas blighted and he felt it was unconstitutional. But I'm digressing a little bit.