

**Planning Board Meeting 7-7-2016**

**TOWNSHIP OF OCEAN  
Planning Board  
July 7, 2016**

**7:00 P.M.**

The meeting of the Planning Board was held on the above date and time; Chairman William Sneddon called the meeting to order.

**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.

**ROLL CALL**

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

Members Absent: James Eckert

Professionals Present: Jim Oris, T & M, and Stephen Yost, Attorney

**APPROVAL OF MINUTES:** June 2, 2016

Motion made by Aaron Shapiro, seconded by Ben LoParo: Roll Call: (Ayes) Shapiro, LoParo, Bonamassa, Collamer, Lippincott, Petrosilli.

Abstain: Tredy, Edwards, Sneddon

**APPROVAL OF BILLS:** Bills to be paid and need a motion. Motion made by Aaron Shapiro, seconded by Don Lippincott. Roll Call (Ayes) Shapiro, Lippincott, Bonamassa, Collamer, Edwards, LoParo, Tredy, Petrosilli, Sneddon

**RESOLUTIONS**

Resolution Number 2016-5-PB  
Trade Winds at Waretown  
Docket Number 14-11-PB  
Extension of Approval for Preliminary and Final Site Plan

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Chairman asked for a motion.

Dan Collamer made a motion to approve Resolution and Aaron Shapiro seconded it. Roll Call: (Ayes) Collamer, Shapiro, Bonamassa, Lippincott, LoParo, Petrosilli

William Edwards stepped down

### **NEW BUSINESS**

William Edwards stepped down because he is within 200 feet and was notified. Chairman thanked him.

Docket 01-16-PB

Amboy Bank Realty, LLC

Preliminary/Final major subdivision/site plan

Single family dwellings and marina

Block 191 Lot 13, Block 169 Lots 8.01, 12 & 13

Martin McGann, Esq. on behalf of the applicant stated that this project is a part of the Redevelopment Committee they had been before the Redevelopment Agency about 16 months ago and the plan before you is a product of those discussions with your Mayor and Council and also your professionals. It is for a Commercial Marina, 29 boat slips, 31 parking spaces, Office building, repair shop, accessory apartment and also 6 residential dwellings.

First for the applicant will be the Civil Engineer Mr. Louis Zuegner. Credentials provided. swore in and accepted by the board.

### Overview

Exhibit A-1 – composite board labeled Waretown Harbor 7-7-16

Preserved trees

Floating docks east of Marina

Boat slips to hold 18 – 25 foot boats

No rack storing

No retail sale of boats

Existing boat ramp will be removed and site bulk headed

Lighting just on the marina, parking area on timers

No sign on plan at this time

Lawn will be irrigated

Trash pick- up and deliveries during the day

Handicapped spaces on concrete pad with path

Driveways to be stone

Lot 12.01 separate driveway

Winter storage will be done in marina lot

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Gravel parking lot

31 parking spaces

Present ramp on residential site would be closed off filled in and bulk headed.

Storm water in marina area – we need to treat it for water quality – the soil here allows them to infiltrate the storm water into the ground. The Marina itself has a couple of locations where there are small basins.

Long term maintenance of the property – have the entire property remain owned by the marina but have the entire property be constricted with a conservation easement dedicated to the township.

Engineer Oris – T & M Review letter of June 6, 2016.

Storm water management on page 6 thru 7 – Did touch on storm water management on residential area. Mr. Zuegner stated that they would comply with T & M comments and applicant can provide a management plan for the storm water.

Engineer Oris – comment in letter – small basins tend to get filled in over time his recommendation to the applicant is to have a pit in the ground and the roof leaders.

Mr. Collamer – three lots in front of Pennsylvania Avenue back yards decline towards the conservation area. Applicant stated that surface water would run in that direction.

Mr. Petrosilli – the last two houses near existing boat ramp where ramp is going to be closed off, is that going to be another building lot. Response – No

Power washing – water collected into the filtration area.

Mr. Sneddon – Do all residential have road frontage for trash collection – Response Yes

Sign – will comply with ordinance as to size, and location of same.

Jim Oris – Evergreen Way he recommends that the applicant be required to submit and obtain a road vacation ordinance from Township that would follow the standard procedure the applicant would submit to the committee, they would consider the request, send it back to the board for any further consideration and an ordinance be adopted so it clears this up once and for all so that if it is a right-of-way it is vacated.

Applicant is going to do further investigation in reference to whether this is a right of way or not. If it is then they would proceed with the above recommendation.

Easement of utilities, and drainage easements should be dedicated to the Township of Ocean. That needs to be clear on the map when it is filed.

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The 10 foot sewer easement for lot 12.01 we would want the minimum width to be 20 feet. Additionally as part of overall process we require that the applicant submit and get Ocean Township Water and Sewer department approval for the actual utilities themselves. However your sewer connection for lot 12.01 we want you to revisit that and extend an 8 inch with a manhole to the point that you would convert over to service to just the marina.

Engineer Oris asked if they had an owner/operator of the Marina yet. Applicant stated that they did not. Engineer Oris suggested that the board establish some broad guidelines in terms of hours of operation now so that whoever comes into the business understands what the limitations are such as: Scott Taylor also mentioned some of the following items:

Hours of operation 7 am – 6 pm

Boat Rentals ?

Repairs done inside the building

Pump out facility – Applicant stated that it would be a mobile pump out facility

Sales of bait and tackle ? Applicant said those sales are possible

No Gasoline dispensing

Boating owner repair and maintenance follow DEP regulations done within the hours of operation not at night

Deliveries – small trucks during day and between operation hours

Lighting need not shine beyond property boundaries, point down

Boat sales – Brokerage boats only no retail sales

Signage for boat owners re: regulations

Sign to be handled administratively as long as it is in compliance of the ordinance.

Ground cover: Consider not having grass because of fertilizers, stone yards with liners need to be permeable so good recharge can occur.

Clearly indicate on the plan that the storm water basins will be maintained by the marina owner. During construction imperative any sedimentation be limited from entering the lagoon. (Filter bag)

Require sanitary easement for lots 12.05 and 12.06. Maybe reconstruct the sewer main to get it back into the street. Applicant will investigate which of the two with the board engineer.

Applicant asked about hours of operation – Engineer Oris stated it was not for access to boats it was maintenance of boats by marina workers, store open, etc.

Applicant stated that maybe in emergency situations there could be a need to repair something or if that is too big for the bay area inside they may have to do some boat repairs outside, asking for reasonable restrictions as to the hours of the activity, we are cognizant that we do not want to disturb the residents but at the same time the operator may need to work on boats in the yard at a reasonable time.

Chair asked what constitutes a boat owner working on their boat. Engineer Oris said that any boat owner must comply with any local codes and standards for noise etc.

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Scott Taylor:

He felt that his issues were touched upon in the discussion that took place. Any other issues he had are relatively minor. He did ask that the applicant agree to comply with the remainder of those? Applicant stated Taylor Design was looking for a couple of benches and trees they can be worked out with Taylor's office. Scott asked that they work with T & M and his office in reference to the oak trees along Pennsylvania Avenue. Generally mark the location of those trees to try to preserve them if at all possible.

Mr. Collamer stated his concern of cars backing out onto Pennsylvania Avenue. The driveways will be designed so that they have a "t" or turn around.

Engineer Oris asked if the applicant could give a time schedule for construction. Also those improvements will be subject to performance bond. Applicant stated yes he understood that but as to timing he cannot commit to timing because the subdivision will be sold and the site for the marina will be sold. They do not have a buyer for either yet. Engineer Oris stated that if approved any resolution compliance when they prepare bond estimates they will make sure they are mutually exclusive that each action can stand alone.

Mr. Collamer asked about leaving the boat ramp there and have the public be able to use it also for a fee. Applicant - It does tie into the residential piece. Mr. Collamer he agrees that then it would not be a residential lot.

He stated that some boat repairs should be outdoors, so we need to think about all inside.

Mr. Petrosilli asked about accessory structures? Engineer Oris said if it's a substantial size they would have to come back to the board. If it is a 10 x 10 would not need to come back.

Mr. Petrosilli asked if there would be curbing on the residential lots, Engineer Oris said no because of waterfront areas without curb allow more infiltration into the gutter line. Mr. Petrosilli stated that there is an ordinance in town, Engineer Oris said the applicant is asking for a waiver from any road improvements. Applicant stated that there is curbing as you come into the entrance of the marina on both sides. Scott Taylor asked about aprons – it shows for the marina, he asked that it show on residential as well.

Architect – Jose Reis – swore in and qualifications accepted.

Exhibit A-2 Marina Building drawings

Exhibit A-3 – Floor Plan

Marina building is 32 ft to the ridge –

1<sup>st</sup> floor has bay for repairs with drains with oil separators as well as offices and store

2<sup>nd</sup> floor has two bedroom apartment for the marina operator, owner or marina employee

Scott Taylor suggested that overhead door be painted the same color as the rest of the building.

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Engineer Oris stated that he would have to look into sprinklers being a requirement for the building and if so the size of the water service might have to be increased.

Floor plan does not show any showers, boaters of this size usually require a shower. Applicant said if it is a DEP requirement they would comply.

Exhibit A-4 sfd

Exhibit A-5 sfd

Exhibit A-6 sfd

Mr. Reis went over plans for the residential homes.

Chair asked for a motion to open to the public

Dan Collamer made a motion to open to the public Don Lippincott seconded it. Roll Call (Ayes) Collamer, Lippincott, Bonamassa, LoParo, Shapiro, Tredy, Petrosilli, Sneddon

Vincent Spadafora – owner of Long Key Marina

His main concern is safety; he would like to see approval from Army Corp of Engineers in reference to boat navigatable area for turning. He showed Exhibits SP 1, overhead from Google earth of water way along Long Key Marina to the end of the Marina.

Exhibits SP2 same only further away showing the entire area.

Applicant said that Army Corp of Engineers has very specific requirements on how you maintain that navigatable channel in the middle. So they will be required by NJ Dep CaFra and Army of Corp of Engineers to do what he is talking about just as he has.

Engineer Oris stated that the board might consider eliminating the most westerly boat slip to make it easier to navigate Louise Lagoon. Or they could consider making the first five slips to be 25 foot or less. Applicant stated that he would like to maintain 29 slips just reconfigure slip sizes.

The end result is to eliminate the end slip and still keep approval for 29 slips.

Board paused for a five minute recess. This allowed anyone in the audience to take a look at the photos on display.

Resumed

Chair asked if anyone in the audience had a question.

Spencer Hondros - 65 Pennsylvania Avenue

He asked if the men and women's bathrooms are accessible 24 hours a day. Are they ADA compliant? Applicant stated yes to slip owners only, they are not public. Mr. Hondros asked if the slips were also. Scott Taylor stated that it is a requirement that will have to be met.

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Alena Lynskey – Questioned lot sizes – it was explained that she is in a different zone. Asked about drainage in road and applicant explained how they are addressing proper drainage from their area and getting proper approvals.

### **CLOSE TO THE PUBLIC**

Aaron Shapiro made a motion to close and Dan Collamer seconded it. Roll Call (Ayes) Shapiro, Collamer, Bonamassa, Lippincott, LoParo, Tredy, Petrosilli, Sneddon.

Attorney Yost stated that there are a couple of things he thought the board should discuss that he noted from testimony.

Lot 13 easement – Applicant is fine with it.

Evergreen Road – Apply to town to vacate a portion or is applicant going to continue to do title work to show if it was never a mapped road. Applicant stated that they will submit to Board Attorney or Borough Attorney to review and if it necessitates a vacation we will make the application to vacate.

Sign on site – the board has the ability and the applicant might want a sign approved if it was conditioned that it not be in violation of any ordinances such as set back, size etc. and it be done as a resolution compliance and a compliance sign for the ordinance done administratively.

Applicant agreed.

Board approve up to 29 boat slips and subject to NJDEP and the elimination of the most westerly slip.

Mr. Collamer suggested that we have all of the changes before the board before they make their final approval.

Because of that the Chair asked for a motion of a preliminary approval pending all information be brought before them before final approval.

Dan Collamer made a motion to grant a preliminary approval and Don Lippincott seconded it. Roll Call (Ayes) Collamer, Lippincott, Bonamassa, LoParo, Shapiro, Tredy, Petrosilli, Sneddon.

Applicant asked if the preliminary approval covered both the subdivision and the site plan. Chairman stated yes. Applicant asked in terms of final approval we would then revise the plans according to what was discussed this evening. He may not be able to provide them with anymore operational information because again he might not have an owner yet.

Chair asked if they have a time frame when they could be back to the board. Chair stated that they meet again in August.

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OPEN TO PUBLIC

Dennis Tredy made a motion to open to the public and Aaron Shapiro seconded it. Roll Call: (Ayes) Tredy, Shapiro, Bonamassa, Collamer, Lippincott, LoParo, Petrosilli, Sneddon

SEEING NO ONE

CLOSED TO PUBLIC

Dan Collamer made a motion to close to the public and Don Lippincott seconded it. Roll Call: (Ayes) Collamer, Lippincott, Bonamassa, LoParo, Shapiro, Tredy, Petrosilli, Sneddon

Chair asked for a motion to adjourn

Dan Collamer made a motion to adjourn and Aaron Shapiro seconded it. Roll Call: (Ayes) Collamer, Shapiro, Bonamassa, Lippincott, LoParo, Tredy, Petrosilli, Sneddon.

Meeting adjourned at 9.14 p.m.

Respectfully Submitted

Laurie Clune  
Recording Secretary

LC/ld