

**TOWNSHIP OF OCEAN
REDEVELOPMENT COMMITTEE**

JANUARY 10, 2008
6:00 PM

1. CALL TO ORDER

- ROLL CALL

Daniel Van Pelt _____ Robert Kraft _____ Richard Reilly _____

FLAG SALUTE

OPEN PUBLIC MEETING ACT – PURSUANT TO THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING WAS PROPERLY PROVIDED BY SENDING COPIES OF THE NOTICE OF MEETING TO TWO NEWSPAPERS, THE ASBURY PARK PRESS AND THE PRESS OF ATLANTIC CITY. THE NOTICE WAS POSTED AT THE OFFICE OF THE TOWNSHIP CLERK AND ON THE BULLETIN BOARD OF THE ADMINISTRATION BUILDING.

REGULAR MEETING

Payment of Vouchers

APPLICATIONS:

- **OCEAN COMMONS**
 - **OCEAN PROPERTIES NORTH LLC**
 - **BLOCK 41, LOT 42.01**

PUBLIC COMMENTS

BOARD COMMENTS

CLOSE

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This is their third visit to the Township of Ocean Redevelopment Committee. A proposal is for 105 units with an affordable house component. It will be 100% rental units.

Lawrence L. McIver, Attorney discussed that it is the third time in front of this Committee. There have been several meetings with the Township professionals going over the project. The project being presented this evening should meet the Township's criteria and design standards. They have been reviewed and T & M Associates and Taylor Design Group reports that were submitted.

Stan Slachetka reiterated that Mr. Gharibian professionals have met with Mr. Taylor and himself and have been very impressed in their willingness to work with the Township incorporating elements that are essential to the Town Center plan. The critical parts of it include the overall design. This project will start key pieces of the circulation plan element for the entire town center. It is a very important part of the town center infrastructure.

Mr. Brian Leff-Engineer, Kenderian-Zilinski architect, and Professional Planner-Stephen Gessert Design Consultant-Mr. Gharibian are here for discussion.

Mr. McIver's stated they agree with everything in the report accept and will make comment only on Items 5 B, C, and D.

The Committee agreed to discuss B, C and D.

Mr. Leff, Kenderian-Zilinski Associate, licensed landscape architect and professional planner, referring to the T & M review letter item 5B. Recommendations were made regarding the new road A. It will be a Boulevard Style road. The bottom line with this situation will depend on what DOT will allow at the intersection. If the recommendations can be accommodated with the standards required by DOT, the applicant does agree to these recommendations.

They will also need to adhere to any recommendations made by Ocean County regarding their easement and Rail Trail project. They will need their approvals to construct and cross their easement, bike path, and the safety of the pedestrians on the rail trail.

Mr. McIver's stated that they have met with the County and discussed these items with them.

Mr. Leff spoke on 5 C – site layout comments:

They will adhere to whatever DOT allows. Also, that the access road is in an area that allows 3% coverage. They are willing if approved to widen the roadway, if allowable.

The Committee discussed the dirt road that runs through the property at this time. They would use the new road to enter their property. This also needs further discussion as the town moves forward with the Bay Parkway extension roadway. In the short term if there is any type of commercial traffic it will be slowed down prior to the arrival on Route 9. To try and slow the traffic down at that point, they have placed medians in the road with landscaping. The applicant is willing to do this as long as the impervious coverage is allowed, it will be done.

They will have the crosswalks in the roadway. This could be a potential part of Bay Parkway alternatively it is a very attractive entrance way into the development. It could connect into the driveway area on the western end of the site. The church property would be part of the Town Center community. It could link up further to the north if Bay Parkway extension takes a northern more entrance or to the south to a potential connection to a roadway behind Clayton Block. If the connections are made it is an essential part of the Town Center, if those connections are not made than it becomes an essential piece of the pedestrian and traffic circulation.

Item D

Mr. Leff discusses constructing the bike path. This is along the western side to match the bike path on Route 9. This might not be the most appropriate use of this area as it is an environmental area. A woodchip area and informal type of path is being suggested instead of a paved bike path. It is a bit redundant. It could be used and maintained as a woodchip-walking path it will work very well around the basin.

The Committee discussed the recommendations and depending on how the entire town center comes together this might be an area that should be revisited in the future. A discussion took place regarding the bike path in the back area and a portion of this area is in the EC zone. A natural pathway would be more appropriate.

A TID can be used to make pathways using this money for this when it becomes a formalized roadway. The TID is the mechanism for achieving these types of improvements.

Greg McGuckin, Township Attorney, suggested that dedication of the easement become part of the plan now and if it will be necessary in the future and when the Township is ready to move forward in this area it will be already completed.

Brian explained that since the last time they were in front of the Committee they have increased the mass on the corner of the buildings to anchor them and give them more visual appeal. Enhanced the building facade and architecture. Increased the recreation amenities to include a pool and recreation facility added trees and play area. Access has been added to the western portion of the site. The back parking

lot was adjusted with a streetscape look and parallel parking. This was designed with the possibility of this area becoming a working roadway.

There is a fountain in the center of the site for a nice visual appeal. The pond in the back portion of the site has remained the same due to pending what will be determined by DEP standards. If it becomes a wet basin or infiltration basin will be decided by the DEP. If it becomes a wet pond a fountain will be considered at that time.

The real changes came through the architectural details. The site plan has stayed basically the same with few changes.

The renderings of the buildings were shown. There are access points to the rail trail and view corridors will be part of the landscape on the site.

There will be a berm up along front and again based on the Town Center they will have to incorporate the storm water management. It is depending on what the County will need regarding storm water management along the rail trail. This will be decided once they move to the grading plan. Mostly native material long-term easy maintenance items will be used.

Mr. Reilly inquired about the Recreation area in the clubhouse facility. There will be a clubhouse, play area near the pool with a porch connection. The intent to keep it grass as an open area for a creative play area for the children of the development.

Stan Slachetka stated it was designed to have significant amount of green space. It is a good area for the children to play instead of them playing in the roadways and parking areas.

Mr. Reilly inquired if the superintendent for the facility will live on premise.

The person would reside on the 2nd floor of the clubhouse.

ITEM 3

Mr. McIver stated that his client would comply with the COAH regulations as stated at the time of approval.

Stephen Gassert, designer and design consultant, specialize in architectural design, 10 Broad Street in Red Bank, NJ – Bachelor of Science in Architecture, he created the designs and Gassert Design and renderings that were presented for review tonight. The top drawing shows the rear of the property the B building and has parking below the building. It is a typical elevation of both A & B buildings. Samples have been brought to show.

The building will have cedar impressions and there is a cultured stone on the base of the building. There have been spotted gabled elements. Also, add are simple square rails. The red roof is a historic roof and is classic color a dark navy shudder.

Stone similar to that of the town center incorporate the same color and style. All the buildings in the town center need to match inking the new plaza and they should all be consistent.

Most of the commercial color green on the roofs of the porches. The porches wrap the corner of route 9.

The route 9 elevation has been an enhanced by porches and roofs and single story porches and double-decker porches. This is to break up the look to a pleasing massing overall. It is friendlier looking and generally tie the buildings together with same elements copper roofing etc.

Window bays and the top floor are done it all in white and along and the gables are white to reduce the height in it. Most of it will be less due to the planting plan that will be in place along with the berm that will be in place. There are gazebos that will match metal roof.

The Committee inquired about what is the storage for each unit?

They will look into having space accommodating.

Mr. Gassert did accomplished what the township wanted from the buildings and common areas for the children and residents to enjoy.

Amy Sissivlation – Scott did review and the plans are really greatly improved. A landscape plan will need to be submitted.

The redevelopment plan that will be drawn up will be very site specific in detail including lights, colors, bike racks, garbage cans, etc. This is the first project that addresses housing in the center. There should be no questions on any item being placed within this site it will all be laid out in the plan.

A motion will be moved to send the site plan and get comment back to Redevelopment

Redevelopment will refer the plan to planning board. In the plan will be all the detail that is necessary to move the project forward.

This Committee will recommend making a specific plan amendment to the Waretown Town Center. The Township Committee will refer the plan amendment to the Planning Board. Once the Township Committee receives it, they can act on the plan.

The ordinance when introduced will be attached to the plan itself.

When it reached the Planning Board they look at the site plan work. They do not look at the architectural. This will give them an understanding of the site and the plan will be received prior to the Planning Board.

Mr. Leff, are concerned with COAH issues.

The Committee inquired if the developer's has intentions to mix the affordable units both physically and monetary. What is the plan? If they sell it and a new developer comes in, will they need to know what is required of them?

It is there intention to have them mixed in throughout the entire development

Stan will coordinate with the municipal engineer who is handling the Bay Parkway extension for the roads to be significant if they need to become access to public roads.

The amendment has to be passed.

The Township is pushing very hard to be very detailed oriented in each project and plan. As we reach this point, there won't be problems down the road in order to incorporate what is necessary on each site.

PUBLIC COMMENT

Motion to open to public was moved by Committeeman Reilly, seconded by Mayor Van Pelt. Roll Call: Reilly: Aye, Van Pelt: Aye.

Helen Henderson, American Littoral Society asks if the storm water review will take place at the Planning Board. Mayor Van Pelt stated, "Yes, it will take place at the Planning Board."

Motion to open to close to the public was moved by Committeeman Reilly, seconded by Mayor Van Pelt. Roll Call: Reilly: Aye, Van Pelt: Aye.

Dick Reilly made a motion finding that the plan is consistent with the redevelopment area of the Township it can be forwarded to the Planning Board for authorizing the plan, seconded by Mayor Van Pelt.

Roll Call Vote: Reilly: Aye, Van Pelt: Aye.
Motion Carried.

Motion to close was moved by Committeeman Reilly, seconded by Mayor Van Pelt. Roll Call: Reilly: Aye, Van Pelt: Aye

Submitted by:

Diane B. Ambrosio

Date