

# MEETING MINUTES

## TOWNSHIP OF OCEAN REDEVELOPMENT COMMITTEE

SEPTEMBER 25, 2018

4:00 PM

### 1. CALL TO ORDER

- ROLL CALL

Ken Baulderstone   X   Ben LoParo   X   Dan Collamer   X  

### 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.

### MEETING MINUTES

#### Motion to approve Meeting Minutes of April 12, 2018

Motion to approve was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

Roll Call: Baulderstone: Yes, LoParo: Yes, Collamer: Yes

### REGULAR MEETING

#### Resolution 2018 - 1

Resolution of the Township of Ocean Redevelopment Entity of the Township of Ocean, County of Ocean, State of New Jersey, Denying request for Redevelopment Designation, Mandrake Properties LLC, Block 241.11, Lots 12.03 & 12.09

Motion to approve was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

Roll Call: Baulderstone: Yes, LoParo: Yes, Collamer: Yes

### NEW BUSINESS

- George Mackres
- Renovation & Expanded Use
- Block 194, Lot 17.01 & 17.02 – 535 Route 9 & Clearwater Drive

Christopher Reid, Attorney for Applicant, discussed he is here on behalf of George Mackres for the Mackres Family Apartments and introduced the applicant's professionals. Bruce Jacobs, Gravatt Consulting, Engineer of the site and site work. Thomas Lanuto, Lanuto Architecture will be the architect on the project. Township Attorney McGuckin swore in Mr. Jacobs, Mr. Lanuto and Mr. Mackres.

Mr. Reid discussed this property has a lot of exposure in the Township. Everyone is aware this site has been designated a site in need of redevelopment. The Township has been very successful on the Plan Endorsement through the State Commission. The state approvals afford the applicant the opportunity to work with the Township professionals to include this site to be a partnership with the Township. Mr. Mackres can put a significant investment in the downtown area. Hopefully, the Township will work with the applicant to try to make it so Mr. Mackres can get some return on his investment.

Bruce Jacobs, Gravatt Consulting, discussed the site is located at 450 Route 9, which is on the Northeast corner of Clearwater Drive and Route 9. It contains approximately 29,000 square feet. Lot 16 is the old train station lot. There was a building on that piece of property that was relocated by the County as part of the Rail Trail development. Mr. Mackres purchased that lot around that time period. Mr. Jacobs displayed a color rendering and aerial view. When Mr. Mackres purchased the property, he received approval from the Zoning Board to construct a single family dwelling on that lot, but when he went to get building permits, the Township required him to extend the water/sewer from Clearwater Drive.

Mr. Reid discussed we understand the water needed to be pulled over to that property. At that point, the expense exceeded the original investment that was planned. Mr. Jacobs discussed it was too expensive to extend the water/sewer to Clearwater Drive.

Mr. Jacobs discussed Lot 17.01 is on the Northeast corner of the site and is encumbered with dwellings. Lot 17.02 has an existing building on it, which was developed as a bar many years ago. It had a bar on the main floor and some rental apartments on the second floor. Mr. Mackres purchased the property 35 years ago and converted the bar area to apartments. There are three apartments on the first floor and two apartments on the second floor. The surrounding area of the site is a CVS development directly to the North. To the South there is an existing motel. To the East there are residential dwellings. Across Route 9 is the Waretown Car Wash and Wawa. There is unrestricted access to the site from Route 9, as well as Clearwater Drive. Most of the site of Lot 17.02 is impervious.

The lot is in the C-2 village commercial zone. The purpose of the C-2 zone is to strengthen the village center atmosphere in Waretown, as well as to provide for compatible retail and service uses in or adjacent to residential neighborhoods. The permitted uses for this area include single-family dwellings, home occupations, home professional offices, bank and other financial institutions, licensed personal service establishments, business and professional offices and retail stores that are 5,000 square feet or smaller.

Mr. Reid discussed the applicant is asking for is a site-specific redevelopment. Within that redevelopment plan, the applicant would need relief for the use, as well as other relief.

Mr. Jacobs discussed the existing building is approximately 3,260 square feet. If it was converted solely to retail, the Township would need 22 parking spaces on the site. If it was strictly office, it would need 17 spaces. The Township is proposing an eight-unit, single-bedroom apartment for this development. Currently there is five one-bedroom apartments in the existing building. The applicant is proposing to add an addition to the North side of the building that would be conforming, and add three additional bedrooms. That would make the building have four bedrooms on the first floor and four bedrooms on the second floor. The Residential Site Improvement Standards (RSIS) requirement for parking would be 15 parking spaces. The applicant is proposing to expand the building and provide the parking lot that is in the existing paved parking area of the site. The rear of the site can accommodate up to 17 parking spaces.

Scott Taylor, Township Landscape Architect, discussed the applicant is proposing to create a streetscape along Route 9 that would be similar to what you see at the CVS. Mr. Taylor suggested to extend the curb and sidewalk along Route 9 to create the streetscape look. The applicant can extend it to the intersection of Clearwater Drive and provide curb and sidewalk and create a paver connection between the sidewalk that is being proposed in the front of the building, where the steps are, to connect to the sidewalk. A bike rack could be provided and decorative lighting similar to CVS throughout the entire site. The Township asked for relief from providing curb and sidewalk along Clearwater Drive, as the building currently exists in the right-of-way.

Mr. Jacobs discussed one of the improvements to increase the streetscape look is to take down the sign. The applicant is also proposing to take down the concrete planters that also encroach into the Clearwater Drive right-of-way and add a couple of trees along Route 9. In order for this building to be redeveloped, the three additional units need to be added and parking relief. The wetlands buffer extends into the paved parking area. The applicant is proposing to take out some of the pavement along the North side of the building and swap it to the most Easterly portion of the lot to create a little parking lot to achieve the 17 space parking requirement.

Stan Slachetka, T&M Associates, discussed assuming the Township Committee is in favor of the application, the next step is to adopt a site-specific Redevelopment Plan. The decorative lighting is a good idea and is consistent with the objectives of the Redevelopment Plan. The affordable housing provisions need to be discussed. If the applicant is adding three additional units based on the provisions of the affordable housing ordinance, the applicant would be required to provide two affordable units on-site. Those units provide a substantial amount of points for being in the Town Center.

Jason Worth, T&M Associates, discussed the applicant currently has access to the site off Route 9 and Clearwater Drive. The proposed improvements would eliminate the access point off Route 9 and have two access points on Clearwater, where there will be a second smaller parking area immediately adjacent to the existing parking area. The applicant will be required to provide lighting to meet the Township ordinance as far as, half of a foot candle. Mr. Jacobs discussed there is one on the North corner of Route 9 and the site lighting within the parking lot will be proposed as decorative lighting. The applicant could probably put two along Route 9 and maybe a third one on Clearwater.

Mr. Worth inquired if any utility connections will be required for the building. Mr. Jacobs discussed the existing water/sewer connections could service the new units. They connect directly to Oak Street. The applicant will have to show the existing services can handle the additional units on site. Mr. Jacobs discussed the applicant can show that, otherwise it will be an existing upgrade, continuing off of Oak Street.

Mr. Worth inquired if the existing parking lot will be repaved. Mr. Jacobs discussed the parking lot is new and anticipates it will be repaved. It will be striped and functional. Some of the parking lot will be removed to accommodate the configuration being proposed. The applicant is anticipating doing depressed rain gardens along the edge of the pavement or stone against the pavement. There is a high-ground water table there.

Mayor Collamer inquired how the stormwater will be handled that is generated by the development where the house formerly was. Mr. Jacobs discussed some of it will drain to the street and some will drain to the perimeter of the parking or into storm drains. There will be substantial design to show that. Mr. Worth discussed it will be important to limit the amount of runoff to the roadway and keep it to the wetlands where it is naturally flowing.

Mr. Slachetka requested the applicant speak to Item No. C2, regarding the status of the wetland area. Mr. Jacobs discussed the applicant delineated the wetlands as part of the application prepared for the single family dwelling, which is now being configured as part of the parking lot. The applicant received a General Permit-8, which is the well and delineation/general permit from the Department of Environmental Protection, which allowed for the applicant to construct the house in that area. As part of this application, the applicant will need a new Letter of Intent (LOI) to delineate the well, as it is not for the same type of permit. I am confident that can be obtained because that permit was received just two years ago and the property has not sunk down any further.

Mr. Slachetka discussed he will need further testimony on the interior and exterior renovations to the building and a general outline on the affordable housing. Deputy Mayor LoParo inquired if all the apartment are one bedroom. Mr. Slachetka discussed the applicant is proposing one bedroom apartments. There are certain requirements for bedroom distribution. If the applicant followed the specific guidelines in the Township ordinance, the applicant would be required to have at least one three-bedroom unit and one would have to be a two-bedroom unit. Mr. Reid discussed one would be low-income, one would be moderate income and one would be two-bedroom and one would be three-bedroom. Another portion of the ordinance that is relevant, is with the 15% of the number of units, the applicant is at 1.2. The ordinance says to round up. Mr. Slachetka discussed the Township Committee and Planning Board have the authority to grant a waiver and suggested the Township approach the court-appointed Planning Master, John Maczuga, about the possibility of granting a waiver with regards to the bedroom distribution. The one low-income unit could be a very low-income unit. At least 13% of the total low and moderate units in the municipality have to be very low income, which is affordable to families earning 30% or less than the median income. This could be a way to catch up with that requirement.

Mayor Collamer discussed if the Township is able to accomplish that, would that physical unit count as more than one credit to the Township's requirement. Mr. Slachetka discussed the Township is getting rental bonus credits for these, as they are two-for-one rental, they are family rentals, not age-restricted. Mr. Reid discussed there isn't any way the applicant is going to get a two-bedroom or three-bedroom unit with the size of the units. The addition is only 550 square feet.

Township Attorney McGuckin inquired what the previous issue was with the water and sewer. Mr. Jacobs discussed the existing water/sewer service could service the other half of the lot. The Township wanted the applicant to extend the water/sewer mains from Oak Street to Clearwater so the rest of the houses on Clearwater could eventually tap into it. It would cost close to \$150,000 to extend the water/sewer mains, which is more expensive for a single family dwelling.

Township Attorney McGuckin discussed Clearwater is a County Road and inquired if the applicant spoke to the County about access from Clearwater and the fact the property is in the right-of-way. Mr. Jacobs discussed the applicant has not talked to the County yet. As part of this application, the applicant proposed to provide an easement for another 5 feet so it will be consistent with the rest of the roadway. That easement would go right through the building.

Scott Taylor, Taylor Design, discussed his report dated September 18, 2018 asked for testimony about the design of the architecture and asked for renderings of the front façade and side and rear facades. The applicant has elevations in the plan and has touched on a number of the other issues. The applicant has expressed a willingness to improve and comply with a number of the items.

Attorney Chris Reid discussed rendering A3 of the proposed project. The new units will be brought up to the fire codes of the Township. The applicant is going to remove the siding of the existing building. The

building will have colter stone around the whole perimeter, about three-feet up, with a darker granite cedar impression, with a white vertical, which will give it a craftsman look. The existing gambrel, which is on each side of the building, will have metal on top of that. It will look decorative. There will be new asphalt shingle roofs. Some are composite panels that are decorative. The shutters are craftsman. There are structural brackets around the perimeters. The existing front steps are staying, leading up to the second floor, with colter stone façade and railings.

Mr. Taylor discussed the applicant had done a nice job with proportions, detailing, fly rafter and the metal roof, particularly on the front façade. When it turns the corner at Clearwater, that entire façade looks like it is all cedar impressions in the same color. There is an opportunity to extend the bam board or add some of the board and batten. The right façade is going to be visible to Route 9. It would be nice to break that up. The applicant is showing an accessible unit on the first floor. There will have to be a ramp leading up to an accessible apartment. Any planting that happens within the site triangle or in the right-of-way would be limited to ground cover. The applicant would have to make sure the Township Engineer, the County and State are comfortable with it. The street trees should be pushed back as far back from the intersection as possible. The first branch should be 7 feet above grade. Mr. Slachetka discussed the recommendations Mr. Taylor has made are acceptable and can be written into the redevelopment plan.

Township Attorney McGuckin inquired if the applicant is taking down the signage. Mr. Reid discussed the sign is gone now. There will be no proposed signs for the building. Mailboxes exist on Route 9.

Mr. Worth inquired if there is any impact with emergency vehicles accessing the site. Mr. Reid discussed there is adequate through-space for emergency vehicles. Township Attorney McGuckin inquired how a fire truck or ambulance will be able to back out and inquired if there can be an emergency access to Oak Street, not paved and egress. Mr. Reid discussed the trash enclosure can be relocated.

Committeeman Boulderstone discussed he has concerns relative to the encroachment on Route 9 and Clearwater Drive. Committeeman Boulderstone is pleased Mr. Mackres is doing something to improve the site. I'm sure the citizens of the Township will appreciate that. Mayor Collamer agreed.

**Motion to open Public Comment** was moved by Deputy Mayor LoParo, seconded by Committeeman Boulderstone.

Roll Call: Boulderstone: Yes, LoParo: Yes, Collamer: Yes

Thomas Flood, 381 Tuscarora, discussed it is nice to see this property improved. The only concern is the addition of properties on an existing property without full inspection of the safety aspects and codes of the existing property.

Mayor Collamer discussed that is handled at the Construction Department. There is a whole set of rules that apply to that. Mr. Taylor discussed the applicant will have to comply with all Subcode Officials. There will likely be other improvements for fire safety, egress or fire extinguishers.

**Motion to close Public Comment** was moved by Deputy Mayor LoParo, seconded by Committeeman Boulderstone.

Roll Call: Boulderstone: Yes, LoParo: Yes, Collamer: Yes

Motion to Authorize

Motion to authorize an amendment to the Redevelopment Plan in accordance of the plan presented and authorize Mr. Slachetka to prepare a Redevelopment Plan followed by a hearing on the ordinances, was moved by Deputy Mayor LoParo, seconded by Committeeman Boulderstone.

Roll Call: Boulderstone: Yes, LoParo: Yes, Collamer: Yes

Adjournment

Motion to adjourn the meeting was moved by Deputy Mayor LoParo, seconded by Committeeman Boulderstone.

Roll Call: Boulderstone: Yes, LoParo: Yes, Collamer: Yes

Signed and Submitted:

---

Diane B. Ambrosio, RMC  
Municipal Clerk

---

Date