

**OCEANPORT PLANNING BOARD
MINUTES
November 22, 2016**

Chairman Widdis called the meeting to order at 7:30 p.m. and gave the Statement of Compliance with the Open Public Meetings Act: "Adequate notice of this meeting has been provided by notice to the Asbury Park Press and The Link News on January 15, 2016, publication on January 21, 2016 and by the posting of same on the municipal bulletin board and Borough Web Site."

Chairman Widdis led the flag salute.

MEMBERS PRESENT: Mr. Wible, Councilwoman Cooper (entered 7:36pm), Mr. Foster, Mr. Kleiberg, Mr. Proto, Mr. Whitson, Mr. Widdis

MEMBERS ABSENT: Mr. Kahle, Mr. Savarese, Mr. Sullivan, Mr. Fichter

OFFICIALS PRESENT: Jeanne Smith, Board Secretary, Rick DeNoia, Esq., Board Attorney, Board Engineer/Planner William White; Borough Planner, Elizabeth McManus

BOARD BUSINESS:

1. Minutes of the meeting of November 10, 2016 were approved as presented on a motion from Mr. Whitson and a second from Mr. Foster and approved by the eligible Board members.
2. Resolution PR-16-19 Appointment of Special Planners, Clark Caton Hintz.

Chairman Widdis advised the purpose of the resolution was to enable the Board to seek special planning reviews including but not limited to affordable housing on an as-needed basis.

As the Resolution was made available to the Board previously, Chairman Widdis asked for a motion to approve which was made by Mr. Whitson and seconded by Mr. Wible and received the following roll call:

AYES: Mr. Whitson, Mr. Wible, Mr. Foster, Mr. Kleiberg, Mr. Proto, Councilwoman Cooper, Mr. Widdis
NAYES: None
ABSTAIN: None
ABSENT: Mr. Kahle, Mr. Savarese, Mr. Sullivan, Mr. Fichter
INELIGIBLE: None

Ms. Smith stated the motion carried.

3. Master Plan on Proposed Appendix – East Main Street Urban Design and Resiliency Plan

Elizabeth McManus on behalf of Kendra Lelie, Professional Planner – Clark Caton Hintz, Borough Planners, appeared before the Board and provided a summary of the East Main Street Urban Design & Resiliency Plan being proposed as an Appendix to the Master Plan. She explained that the project is a post-Sandy planning grant, meaning the funding came from the State DCA and federal government. East Main Street was chosen by the Borough as one of the study areas. Chairman Widdis explained the location of the study to the members of the public. The purpose of the project was to look at how the area might become more resilient to future storms, to review the urban design and community aspect and to determine how it might be redeveloped in the future to create an inviting environment. After reviewing existing conditions, zoning and land uses, three

scenarios were considered. The current conditions do not allow for significant resiliency, therefore flood walls and flood barriers would be appropriate. One option would include mixed uses of commercial and residential to create a more traditional downtown environment. A second alternative could be a completely residential area. Chairman Widdis asked Ms. McManus for more information on the special flood area. She stated the area consists of properties on the western portion of E. Main St. and Bridgewater Dr. and runs through a portion of Block 88, Lot 35. The third, preferred plan according to Clark Caton Hintz is a combination of the first two plans. The concept plan for the Bridgewaters Dr. area includes townhouse units and a small park and moving commercial units to another area. Building A is proposed to be 20 residential units, of which 4 would be affordable housing. She continued to describe the location of proposed residential units facing E. Main St. Further south on E. Main St., is a proposed mixed use area, commercial and residential units and parking. This proposal clusters the commercial area to provide more of an activity center.

Chairman Widdis asked the Board for any questions.

Mr. Wible asked questions regarding the properties between areas C and E and why they were not included in the redevelopment plan if they were in the flood plain. Ms. McManus explained that the properties were excluded when the study area was originally developed. He asked what the value was for the property owners. Ms. McManus stated that this area is not a redevelopment area, nor an area in need of redevelopment, but it could be the Borough's next step. Mr. Wible also asked if there was a change in the number of residences. Ms. McManus stated there is a significant increase in the number of residences. The concept plan offers a range between 83 and 124 units. There was discussion regarding the VC district and how many housing units would be permitted. There was also discussion regarding how applications would be handled if the amendment is adopted.

Mr. Whitson asked questions regarding building B. Ms. McManus replied that building A is the only building that reflects a previous application. Mr. Whitson stated that when building A was approved, there was concern about access for emergency vehicles. He asked if building B would complicate that access. Ms. McManus replied that there was access from E. Main St. and that any site plan application would have to prove adequate health and safety access. Chairman Widdis noted the parking was changed. Ms. McManus stated the parking had changed from 1.8 to 2.1 in response to the Board's comments. Mr. White advised that parking could be "green banked". Chairman Widdis stated that any major application is going to have to include a traffic study. Ms. McManus agreed.

Mr. Foster asked if the adjustment in parking was reflected on the renderings. Ms. McManus stated a specific parking drawing was not included, but it is based on the text of the plan. He also expressed concern about traffic impact from development.

Mr. Proto asked for confirmation that the plan was conceptual and not absolute. Ms. McManus stated the plan does not tie the hands of the Board in any way.

Mr. Kleiberg asked about handicap parking. Ms. McManus stated that any application would have to meet that requirement.

Councilwoman Cooper thanked Ms. McManus and Clark Caton Hintz for their work on the proposal and asked that everyone consider the resiliency part of the plan, which will protect buildings from future storm events.

Mr. Foster asked why there wasn't de-emphasis on developing the area and moving any future development out of the flood plain. Ms. McManus stated strategic retreat is a flood management strategy. Ms. McManus stated there was discussion among the sub-committee to maintain the area as a downtown and walkable area and propose development that would be resilient now and in the future.

PUBLIC HEARING: Chairman Widdis opened the meeting to the public for questions on comments on this item only.

Roseann Letson, 37 Morris Place, asked for clarification regarding the intent of the proposal and whether the plan would be implemented only if the properties become available for sale. Ms. McManus said the Borough does not have the authority to take the properties. Secondly, the report does not recommend that. The power to redevelop the properties is within the property owners' hands. Ms. Letson discussed previous applications by an individual for this area. She wanted to know if the owner decided to redevelop if the redevelopment would have to conform to the concept plan. Ms. McManus replied that the zoning for building A is already in place. There was discussion regarding zoning. Mr. DeNoia stated that a variance runs with the land. Mr. White read Section 10B(4) into the record, which states that site plans shall be effective for 1 year unless as building period is obtained in that time period, otherwise plan approvals shall lapse. Chairman Widdis requested that Ms. Smith, Mr. White and Mr. DeNoia review the ordinance and report back to the Board on their findings.

Sally Spies, 15 Horicon Ave., asked why the concept plan was conducted. She asked if residents were asked for input. Councilwoman Cooper replied that there was a public forum on June 7th and a notice was posted on the website, at Borough Hall and advertised in the newspaper. Ms. Spies asked how many residents attended. Councilwoman Cooper stated it was approximately 50 people. Ms. McManus stated the reason the Borough pursued the grant because the commercial area was struggling somewhat because of vacancies. This was an opportunity to determine how the area might become more resilient and a better gathering space for the community. Chairman Widdis added that the Borough has consistently been looking to enhance the downtown area. Mr. Foster added that the Borough relies almost entirely on Monmouth Park for the commercial base, and the idea was to broaden the commercial base. Ms. Spies asked if the Borough was reaping any benefit from the new Village Center. Ms. McManus replied that this plan is not an expansion of the commercial uses along E. Main St. The plan revises the uses. The goal is to bring more people to the both the existing downtown and what could be. The concept plan creates a more inviting downtown area, makes it more accessible and convenient. Chairman Widdis explained that the landlord at the Village Center had a different marketing view. Councilwoman Cooper added that the owners had hoped for improvements at Monmouth Park to assist in filling the building.

As no one else from the public wished to be heard Chairman Widdis closed that portion of the hearing.

Mr. Whitson made a motion to move the resolution as presented which was seconded by Councilwoman Cooper.

Mr. Wible stated he had great difficulty with the amendment. He views it as inconsistent. He thinks the document is conflicted with regard to whether it is an amendment to a resiliency plan or whether it is a fundamental change to the downtown. He said it proposes a downtown consisting completely of residential units. He said it is inconsistent with what the Board has discussed and feedback he has received from the community. He said there were some good aspects of the amendment, but the addition of only residential units. Chairman Widdis asked what Mr. Wible's suggestion was. Mr. Wible just wanted to share his comments with the Board. Ms. McManus explained that the plan provides the options of existing zoning, mixed use or all residential. The preferred option contains significant residential units but also commercial space and open space. Mr. Wible stated he believed the Board should be debating whether or not the Borough wants a commercial downtown or eliminate it. He stated the plan straddles those plans and creates a zoning mess in the future.

Ms. Smith read **PB-16-20 "A RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ADOPTING THE EAST MAIN STREET**

URBAN DESIGN AND RESILIENCY PLAN AS AN APPENDIX TO THE MASTER PLAN” in full for the record after which Mr. Whitson made a motion to approve the resolution and was seconded by Councilwoman Cooper.

The motion received the following roll call:

AYES:	Mr. Whitson, Mr. Foster, Mr. Kleiberg, Councilwoman Cooper, Mr. Widdis
NAYS:	Mr. Wible, Mr. Proto
ABSTAIN:	None
ABSENT:	Mr. Kahle, Mr. Sullivan, Mr. Savarese, Mr. Fichter
INELIGIBLE:	None

Ms. Smith stated the motion carried.

PETITIONS FROM THE PUBLIC: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

Ms. Smith advised the Board that the Borough received certificates for completion of the basic course in land use law and planning for Mr. Kahle, Mr. Proto and Mr. Wible. Chairman Widdis congratulated the members.

Mr. Wible remarked that a few meetings ago, the Board had discussed soliciting quotes for traffic studies. Chairman Widdis stated that issue was addressed at the last meeting. Mr. Wible was not in attendance at that meeting. Chairman Widdis stated it may be coming, but there are budgetary concerns.

ADJOURNMENT: As there was no further business, the meeting was adjourned at 8:35 p.m. on a motion by Mr. Foster which was seconded by Mr. Proto and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary