BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● NOVEMBER 12, 2024

Regular	**Clement V. Sommers Municipal Building**	**7:00 PM**
	910 Oceanport Way, Oceanport, NJ 07757	

I. **Call to Order:** Chairman Whitson called the meeting to order at 7:12 PM and thanked those in attendance for the delay while the Applicant addressed a technical issue.

II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 10, 2024 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.

III. **Flag Salute:** Chairman Whitson led attendees and members of the Board in the flag salute.

IV. **Board Policy:** Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 9:30 P.M.; no new testimony will be taken after 10:00 P.M., except at the discretion of the Board.

V. **Roll Call:**

Attendee Name	Title	Status
James Whitson	Chairman	Present
John (Jack) Kahle	Vice Chairman	Present
Christopher Widdis C	Mayor's Designee	Present
Patty Cooper	Class III Council Liaison	Present
Joseph Foster	Environmental Commission Liaison	Present
Leslie B Widdis L	Class IV	Present
Darren Davis	Class IV	Present
Michael Dailey	Class IV	Present
Kevin Calver	Class IV	Absent
David Gruskos	Alternate I	Absent
Louis J. Padula	Alternate II	Present
Jeanne Smith	Board Secretary	Present
Kevin Kennedy	Board Attorney	Present
William White	Board Engineer/Planner	Present
Stephanie Kramer	Deputy Borough Clerk	Present

VI. **Board Business:**

1. Report of Pending Applications: Ms. Smith advised that the next meeting of the Board was November 26th with no matters scheduled in the event that the Netflix application needs a continuance. One application for 293 Port Au Peck Ave for an addition on a non-conforming lot was scheduled for the December meeting.

VII. **New Business:**

1. PB2024-06 Netflix
   Avenue of Memories
   Block 110, P/O Lot 1
   Block 110, Lot 4
   Block 105, Lots 1-3
   Block 109, Lots 1-2
   DFD 12/12/2024
   Application for Major Site Plan of Phase IA with variance and design waivers for property known as Zone 7 of the Mega Parcel (29.4 Ac) located in the Oceanport Green Tech Campus District. All existing structures are to be razed except for the current FMERA office and McAfee Center. Applicant proposes to construct four (4) Sound Stages totaling 128,355 SF, Mill Building

(61,800 SF), and a storage/warehouse building (11,824 SF). The FMERA office (9,696 SF) and McAfee Center (91,595 SF) buildings are to be renovated. Site improvements include new parking lots, access drives, site lighting, stormwater management systems and landscaping.
Variance: Height of Signage, 10' permitted, 12' proposed

Motion to Approve Request to Extend Board Policy on Time Limits until 11pm

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Whitson, Chairman
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey, Padula
ABSENT:	Calver, Gruskos

EXHIBITS:
A-1 Land Development Application with Attachment

A-2 Plans entitled "Site Survey" prepared by Langan Engineering and Environmental Services, LLC, last dated May 8, 2024, consisting of four (4) sheets;
A-3 Report entitled "Traffic Impact Study for Netflix Studios Fort Monmouth Phase 1A" prepared by Langan Engineering and Environmental Services, LLC, dated May 17, 2024;
A-4 Report entitled "Journey to Work Model: Home Destination Report" prepared by Langan Engineering and Environmental Services, LLC, consisting of twelve (12) pages.
A-5 Plans entitled "Preliminary and Final Site Plan, Netflix Studios Fort Monmouth Phase 1A" prepared by Langan Engineering and Environmental Services, LLC, last revised October 28, 2024, consisting of eighty five (85) sheets;
A-6 Plans entitled "Netflix Studios Fort Monmouth Phase 1A" prepared by Mancini Duffy Architects, LLC, last revised October 29, 2024, consisting of forty-six (46) sheets;
A-7 Report entitled "Stormwater Management Report for Netflix Studios Phase 1A" prepared by Langan Engineering and Environmental Services, LLC, last revised October 29, 2024; and,
A-8 Netflix Fort Monmouth Phase IA Stormwater Maintenance Manual prepared by Langan Engineering and Environmental Services, LLC,
A-9 FMERA Mandatory Conceptual Review letter dated July 10, 2024.

A-10 Langan Engineering Response Letter dated October 29, 2024

A-11 Colliers Engineering Review Memorandum dated November 4, 2024

A-12 Screen Presentation of Exhibits, 44 slides

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Motion to Carry Meeting to the November 26, 2024 with no additional notice required

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Louis J. Padula, Alternate II
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey, Padula
ABSENT:	Calver, Gruskos

VIII. Old Business:

1. PR-24-17 35 Wyandotte Ave: As the resolution was provided in advance, Mr. Kennedy summarized the resolution and its conditions which was moved by Mrs. Barham-Widdis, seconded by Mr. Widdis and approved by the Board.

RESULT:	**ADOPTED [7 TO 0]**
MOVER:	Leslie B Widdis L, Class IV
SECONDER:	Christopher Widdis C, Mayor's Designee
AYES:	Whitson, Kahle, Widdis C, Foster, Widdis L, Davis, Dailey
ABSENT:	Calver, Gruskos
INELIGIBLE:	Cooper, Padula

2. PR-24-18 27 Vreeland Place: As the resolution was provided in advance, Mr. Kennedy summarized the resolution, reviewed its conditions and advised of two minor revisions at the request of the attorney which the Board found acceptable as amended.

RESULT:	**ADOPTED AS AMENDED [7 TO 0]**
MOVER:	Leslie B Widdis L, Class IV
SECONDER:	Darren Davis, Class IV
AYES:	Kahle, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey
ABSENT:	Calver, Gruskos
INELIGIBLE:	Whitson, Padula

IX. Petitions from the Public: Chairman Whitson opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Whitson closed that portion of the meeting.

X. Adjournment: As there was no further business, the meeting was adjourned at 11:08 pm on a motion by Mr. Davis which was seconded by Mr. Dailey and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary