



# BOROUGH OF OCEANPORT

## PLANNING/ZONING BOARD

MINUTES • OCTOBER 27, 2020

Regular

REMOTE/VIRTUAL

7:30 PM

Municipal Building, 315 E. Main Street, Oceanport, NJ 07757

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:33 pm
- II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate notification on January 15, 2020 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. This meeting further complies with the Open Public Meetings Act by adequate notification on October 6, 2020 of this virtual/remote meeting, its location, date and time, and URL address at which to participate in the meeting to the Asbury Park Press, Star Ledger and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. Chairman Widdis then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.
- III. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
- IV. **Roll Call:**

| Attendee Name               | Title                           | Status | Arrived |
|-----------------------------|---------------------------------|--------|---------|
| Christopher Widdis          | Chairman                        | Remote |         |
| James Whitson               | Vice Chairman                   | Remote |         |
| Patty Cooper                | Mayor's Designee                | Remote |         |
| Thomas Tvrdik               | Class III                       | Remote |         |
| Joseph Foster               | Environmental Committee Liaison | Remote |         |
| John (Jack) Kahle           | Class IV                        | Remote |         |
| Michael Savarese            | Class IV                        | Remote |         |
| Robert Kleiberg             | Class IV                        | Remote |         |
| Darren Davis                | Class IV                        | Absent |         |
| Michael Dailey              | Alternate I                     | Remote |         |
| Jacob Rue                   | Alternate II                    | Remote |         |
| Jeanne Smith                | Board Secretary                 | Remote |         |
| William White               | Board Engineer/Planner          | Remote |         |
| Mr. Kovac for Kevin Kennedy | Board Attorney                  | Remote |         |

V. **Board Business:**

1. Approval of Minutes - Jun 23, 2020

|                  |                                                                    |
|------------------|--------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [8 TO 0]</b>                                           |
| <b>MOVER:</b>    | James Whitson, Vice Chairman                                       |
| <b>SECONDER:</b> | John (Jack) Kahle, Class IV                                        |
| <b>AYES:</b>     | Widdis, Whitson, Cooper, Foster, Kahle, Savarese, Kleiberg, Dailey |
| <b>ABSTAIN:</b>  | Tvrdik, Rue                                                        |
| <b>ABSENT:</b>   | Davis                                                              |

2. Mayor & Council Referral - Fort Monmouth Plan Amendment #16

Mr. White provided the Board with a summary of the provisions of the Amendment which would provide alternate development for the Nurse's Quarter, Barker's Circle and the Art/Cultural Center. The Board discussed at length the proposed amendment and provided the following recommendations:

Nurse's Quarters Recommendations:

- Concerned with front setback on Main Street and recommends following the Borough's R-2 zoning district (30' minimum front yard setback)
- Conceptual Plan should be provided or other presentation to aid in review

- Concern with density and the amount of parking appears insufficient; consider proposing additional parking at the rear of the parcel

Barker's Circle Recommendations

- Prefer smaller-scale brewery – limit size to a craft brewery
- Concern that parking appears insufficient

Art/Cultural Center - no recommendations/no objections

Motion to Authorize Board Member Tvrdik to Prepare Letter of Recommendations to Governing Body after circulation to Board members

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                                      |
| <b>MOVER:</b>    | Robert Kleiberg, Class IV                                                       |
| <b>SECONDER:</b> | Joseph Foster, Environmental Committee Liaison                                  |
| <b>AYES:</b>     | Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Savarese, Kleiberg, Dailey, Rue |
| <b>ABSENT:</b>   | Davis                                                                           |

3. Report of Pending Applications

Ms. Smith reported on upcoming application including for November 10, 2020 including continuance of 177 Comanche Drive, 5 Brookview Drive for a fence; 196 Monmouth Blvd seeking waivers for site plan and expansion of non-conforming use; engineer letters and plans are presently available on the website for early viewing.

**VI. Old Business:**

1. PB2020-22 Resolution of Approval - 7 Balmer Court - As the Resolution had been previously provided to the Board, Mr. Kovac summarized the resolution and conditions, which Mr. Whitson made a motion to approve the Resolution, which was seconded by Mr. Kleiberg and received the below roll call:

|                    |                                       |
|--------------------|---------------------------------------|
| <b>RESULT:</b>     | <b>ADOPTED [4 TO 0]</b>               |
| <b>MOVER:</b>      | James Whitson, Vice Chairman          |
| <b>SECONDER:</b>   | Robert Kleiberg, Class IV             |
| <b>AYES:</b>       | Whitson, Foster, Kahle, Kleiberg      |
| <b>ABSENT:</b>     | Cooper, Davis                         |
| <b>INELIGIBLE:</b> | Widdis, Tvrdik, Savarese, Dailey, Rue |

**VII. New Business:**

1. PB2020-07 Fort Monmouth Business Center LLC

Ms. Smith advised that this matter was for the parcel along Allison Hall, originally scheduled to begin their hearing this evening, however they have advised that they would like to be rescheduled because they have taken time to review Mr. White's technical letter and they are working on revisions and amendments to the plans to address some of those items. They were scheduled for this evening but did not provide notice and they will be rescheduled for a future date once those plans have come in and serve notice at that time. Mr. Kovacs asked Ms. Smith to confirm that the Applicant has waived any time limits in order to protect the Board. Ms. Smith advised that the deadline for a decision on the Application was a date in February.

**VIII. Petitions from the Public:** Chairman Widdis opened the meeting to Petitions from the Public. Ms. Smith restated the contact information for the public to participate. As no one from the public presented, Chairman Widdis closed that portion of the meeting.

**IX. Adjournment:** As there was no further business, the meeting was adjourned at 9:07 pm on a motion by Mr. Whitson which was seconded by Councilman Tvrdik and approved by the Board.

Respectfully submitted,

Jeanne Smith  
Board Secretary