

**OCEANPORT PLANNING BOARD
MINUTES
October 22, 2013**

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 17, 2013, and by the posting of same on the municipal bulletin board and Borough Web Site."

Chairman Widdis led the flag salute.

MEMBERS PRESENT: Mr. Kahle, Mr. Kleiberg, Mr. Sullivan, Mr. Fichter, Mr. Whitson, Ms. DeSousa, Mr. Widdis

MEMBERS ABSENT: Councilman Johnson, Mr. McCarthy, Mr. Savarese, Mr. Gruskos

OFFICIALS PRESENT: Jeanne Smith, Board Secretary, Rick DeNoia, Esq., Board Attorney, and William White, Board Engineer/Planner

BOARD BUSINESS:

1. Minutes of the meeting of October 8, 2013 were approved as presented on a motion from Mr. Whitson and a second from Mr. Sullivan and approved by the eligible Board members
2. Ms. Smith advised of correspondence from the Monmouth County Planning Board on Master Plan review meetings and Monmouth County Board of Chosen Freeholders on Community Rating Systems for flood insurance which had been disbursed to the Board previously with all documents available in the Clerk's Office for viewing.

OLD BUSINESS:

1. PB2012-14.1 Village Center LLC
Block 88, Lot 26.01
Request for Site Plan Amendment with Variances

Chairman Widdis advised that the Applicant was unable to be present that evening and had requested that the application be carried to the November 26, 2013 meeting. Mr. DeNoia confirmed that notice was in order. Mr. Kleiberg motioned to accept jurisdiction and carry to the November 26, 2013 meeting without further notice required which was seconded by Mr. Whitson and approved by the Board. Chairman Widdis noted that the Board members had been provided materials for the application and to please visit the site.

BOARD BUSINESS:

3. Discussion on Zoning Ordinance Amendment Recommendation. Mr. White summarized the initial changes made at the recommendation of the Board, issues that had presented since that amendment and the request of the Mayor and Council to review and make recommendations. The Board discussed how to amend the ordinance concerning treatment of exposed foundations of dwellings being elevated so that the language was specific and applicable to all types of support elements not just block foundations. After a lengthy discussion on what defined "finished treatment" including materials, designs and whether or not to address requirements

of the V-zone designation, Mr. Fichter made a motion to recommend to Mayor and Council the replacement of Note 12 of the Schedule II with the following:

The maximum Principal Building Height for existing structures that are unaltered and elevated to comply with the Borough's Flood Damage Prevention Ordinance are permitted a maximum height of 40'. The Structures may only be elevated to the minimum height that provides for compliance with the Ordinance and not above it.

All new or elevated structures shall comply with the following requirements:

Structures that are built on conventional concrete or concrete block foundations shall provide a maximum exposed foundation of 40". Siding treatment shall be extended downward to cover any foundation in excess of the 40" limit, covered with stone or landscape terraces utilized which shall be no closer than 10' to any property line.

Structures that are built on piling or piers type foundations shall enclose the entire foundation with a finished architectural treatment, such as stone, masonry, framed lattice, framed louvers or siding to enclose the entire foundation same to be reviewed and approved by the Zoning Officer. Landscape terraces may be utilized so long as they are set back a minimum of 10' to any property line

which was seconded by Mr. Kleiberg and approved by the Board.

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

ADJOURNMENT: As there was no further business, the meeting was adjourned at 8:21 p.m. on a motion by Mr. Whitson which was seconded by Mr. Fichter and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary