

**OCEANPORT PLANNING BOARD  
MINUTES  
September 27, 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 Star Ledger on September 23, 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. Foster, Councilwoman Cooper, Mr. Kleiberg, Mr. Kahle, Mr. Sullivan, Mr. Whitson, Mr. Widdis

**MEMBERS ABSENT:** Mr. Wible, Mr. Savarese, Mr. Proto

**OFFICIALS PRESENT:** Jeanne Smith, Board Secretary, Board Engineer/Planner William White, Borough Planner, Kendra Lelie

**BOARD BUSINESS:**

1. Clark Caton Hintz, Borough Planners – Draft Review of Master Plan Proposed Amendments for E. Main Street and Monmouth Park Redevelopment Studies.

Kendra Lelie, Professional Planner, appeared before the Board to present the draft plan for E. Main Street area resulting from meetings with the Planning Subcommittee. She explained that the purpose of the plan is to provide some keys in development concepts that would aid in making the Borough more resilient. Ms. Lelie described the current development in the E. Main Street area and outlined the E. Main Street Urban Design and Resiliency Plan. There are wetlands and buffers in the E. Main Street area, which puts constraints on the availability for construction. She described the FEMA flood hazard area maps and predictions for future flood areas. Ms. Lelie highlighted some of the comments received through the Open House. The proposal divides the E. Main Street area into three different tracts. Goals, objectives and design principles dealt with obtaining a good circulation block. In addition, the plan proposes to cover affordable housing obligations and converting the Village Center into a true Village Center. The first concept is for mixed use, approximately 25,000 sq. feet of commercial space and 133 residential units.

Tract 1 is currently vacant and is the former restaurant location, which has an overlay zone. Building A in the proposal would be a 4 story building. The overlay zone is restricted to no more than 20 units and must have a minimum of 4 affordable housing units. Building B could be a mixed use building, with commercial towards E. Main and 6 residential units. Scenario B shows an all residential development as an option. There was discussion regarding the history of that property and illegal fill from years ago.

Tract 2 is near Bridgewaters Drive. Scenario A contains Building C as a mixed use building, allowing for commercial on the first floor and 6 apartments on the second floor. Building D is proposed to be 8 townhomes. There was discussion regarding traffic impact and traffic control. Scenario B is a plan for 10 residential units.

Tract 3, where the shopping center currently exists, Scenario A plans mixed use. Buildings E, F and G would contain commercial on the first level and approximately 85 apartments on levels 2 and 3. Building H would consist of 5 townhomes. Scenario B changes Building G to Building F,

which would consist of approximately 112 apartment units. Councilwoman Cooper reminded everyone that this plan is conceptual as the Borough does not own the property. Ms. Lelie stated the idea behind the study is to guide future zoning. The Board has the ability to modify the proposed density and level of parking. There was further discussion regarding parking requirements. Ms. Lelie described how the plan conforms with the Borough's ordinance for flood elevation. Other elements of the proposal include permeable pavement and bio-infiltration. Additional discussion occurred regarding a traffic impact study. Board members commented on limits to commercial and some felt that 133 residential units was too high. Councilwoman Cooper discussed the need for a town center and the need for small businesses. The concept supports pedestrian traffic.

Ms. Lelie continued with a draft presentation of a Monmouth Park Redevelopment Plan and displayed maps of the conceptual layout. Ms. Lelie described the parcel size, uses, characteristics and area available for new and/or redevelopment, area circulation, wetland constraints, flood hazard area, location in the B-2 zone, surrounding development. Ms. Lelie reported that public comments and input regarding Monmouth Park included a need for redevelopment and/or development, with a focus on making the racetrack a year round destination rather than just for the racing season.

Ms. Lelie further conveyed the importance of the racetrack area being connected to the Village Center. Referring to the exhibits, Ms. Lelie showed an area that should be a pedestrian connection between the track and the Village Center. The development plan proposes to add retail to Oceanport Ave. near the main gate (Crescent Place) to the racetrack. In discussions with Mr. Drazin, the planners suggested moving the fences closer to track operations to allow for a pedestrian flow between the potential new uses. Discussion ensued regarding parking, multi-level parking for the proposed new uses, the traffic impacts of Route 537 being opened through Ft. Monmouth, that the heaviest track traffic should be directed to Route 36 and the capacity of existing roads. Ms. Lelie stressed that the proposal is a zoning document, not a site plan that addresses traffic. A site plan would be submitted by a developer. Chairman Widdis suggested that traffic impact be included in the proposal. The redevelopment proposal also gave consideration to Monmouth Park's own redevelopment plans. This proposal gives notice to the NJSEA of the vision that Oceanport has for the area's development.

Ms. Lelie lastly discussed one of the main priorities of the plan was again for the purpose of creating resiliency within the Borough as well as the proposal designating the parking area as an emergency operations center as was similarly done during Superstorm Sandy. This would be the area west of Oceanport Ave. for use as shelter in the event of a disaster.

Ms. Smith advised the Board and public that a public hearing would be held on October 11<sup>th</sup> for the Master Plan's update to the Goals/Objectives, Land Use and Community Facilities Elements, a public hearing on the Monmouth Park Redevelopment Plan was planned for the October 25<sup>th</sup> meeting. Chairman Widdis requested Ms. Lelie make corrections to street names in the proposal discussed tonight. Ms. Smith advised that the proposed updates to the Master Plan elements for the October 11<sup>th</sup> hearing had been posted on the Borough's website and was also available for review in Borough Hall. After the requested changes were made to the E. Main Street Neighborhood Study and Monmouth Park Redevelopment Plan are approved by the Board, they too would be posted on the Borough's website and be available at Borough Hall for review prior to a public hearing.

**PETITIONS FROM THE PUBLIC:** Chairman Widdis opened the meeting to Petitions from the Public.

Bert Lynch, 29 Pocano Ave., asked if there were any proposed changes to the B-2 zone. Ms. Lelie stated it would be expanded to allow for things such as outdoor/indoor waterparks, entertainment and other uses. There was discussion regarding the State's ownership and uses of the property which

supersede the Borough's zoning. The proposed plan was Oceanport's vision for the site that would help guide future zoning.

Len Altomare, 43 Avon Ave., stated that the new Village Center is empty because the apartment units cover the owner's bills, so there is no incentive to reduce the commercial rental rates. He disagreed with development of the existing Village Center because it is a busy area. He also disagreed with the proposal to redevelop Monmouth Park. He stated the Borough has a unique opportunity to develop a town within a town at Ft. Monmouth. He was advised that FMERA has control over zoning at Ft. Monmouth. He stated his support for new uses, but expressed concern about bringing more traffic into the area. Councilwoman Cooper explained that with the opening of Route 537 through Ft. Monmouth, more traffic will be traveling through Oceanport. She discussed the proposed New Oceanport Ave., which she considered unacceptable.

Karen Long, 32 Revere Dr., expressed concern regarding development at Monmouth Mall, the number of units, affordable housing and the impacts of increased traffic in the area.

As no else 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 9:08 p.m. on a motion by Mr. Whitson which was seconded by Mr. Foster and approved by the Board.

Respectfully submitted,

JEANNE SMITH  
Secretary