

**OCEANPORT PLANNING BOARD
WORKSHOP MEETING MINUTES
September 26, 2017**

Chairman Widdis called the meeting to order at 7:15 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 11, 2017 and by the posting of same on the municipal bulletin board and Borough Web Site."

Ms. Smith advised that the meeting's relocation had been advertised in accordance with law including the Borough website, LINK news, municipal bulletin board and signage at Maple Place School.

MEMBERS PRESENT: Mr. Whitson (entered at 7:41pm), Councilwoman Cooper, Mr. Kleiberg, Mr. Foster, Mr. Savarese, Mr. Widdis

MEMBERS ABSENT: Mr. Sullivan, Mr. Kahle, Mr. Fichter, Ms. Halpern

OFFICIALS PRESENT: Jeanne Smith, Board Secretary, Rick DeNoia, Esq., Board Attorney, Board Engineer/Planner William White; Kendra Lelie, Clark Caton Hintz, Special Board Planner

BOARD BUSINESS:
Fort Monmouth Reuse Plan Amendment #8

Chairman Widdis asked Mr. White to discuss Amendment #8. Mr. White advised that this amendment affects Eatontown. The Amendment changes the type of residential structures previously proposed. Initially, 275 residential units of flats and townhouses were proposed and 12,530 of a convenience center. The Amendment proposes an overlay zone of 258 units, of which 206 will be low density residential, single family dwellings; 52 medium density apartments and flats; and 17 residential units behind Gibbs Hall near the golf course. Chairman Widdis noted the height limit is requested to be 45 ft., a 3-story garage at 55 ft.; 2-story retail building at 35 ft.; maximum impervious coverage 32 to 60%; 1 ft. side yard setbacks; combined 10 ft. side yard setback; single family minimum yard setback 20 ft.; rear setback 20 ft.; 10 ft. for multiple family; driveways less than 50 ft. from intersection. Chairman Widdis expressed concern over the density and wanted to ensure that FMERA be advised that Oceanport doesn't think this extent of density is appropriate. Mr. White will prepare recommendations for the Governing Body to review and include in its comments to FMERA. Mr. Foster asked if there was an environmental concern in that area. Mr. White has not seen environmental reports, nor was anything disclosed to him.

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.

ADJOURNMENT: As there was no further business, the meeting was adjourned at 7:25 p.m. on a motion by Mr. Foster which was seconded by Councilwoman Cooper and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary