

**OCEANPORT PLANNING BOARD
MINUTES
June 14, 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 Link News on January 15, 2016, publication on January 21, 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. Wible, Mr. Foster, Councilwoman Cooper, Mr. Kleiberg, Mr. Kahle, Mr. Sullivan, Mr. Savarese, Mr. Whitson, Mr. Widdis

MEMBERS ABSENT: Mr. Fichter, Mr. Proto

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

BOARD BUSINESS:

1. Minutes of the meeting of May 10, 2016 were approved as presented on a motion from Mr. Whitson and a second from Mr. Kleiberg and approved by the eligible Board members.
2. Minutes of the special meeting of May 23, 2016 were approved with addition of clarification statement concerning the zoning for the Pemberton Ave site on a motion from Mr. Whitson and a second from Councilwoman Cooper and approved by the eligible Board members.
3. Fort Monmouth Plan Amendment #6 – Mr. White briefed the Board on the proposed amendment which discusses two tracts of land. The County is looking at a 3 acre tract and the Borough is looking at a 13 acre tract for a municipal complex. The current plan called for 6 small lot detached dwellings. The 13 acre plot was to have 23 townhouse and 3 small lot dwellings. The number of residential units will remain at 720. This amendment allows government/civic/institutional uses for the Borough. The County is seeking to develop an emergency homeless shelter. The amendment is in compliance with the Borough's zoning and Master Plan. The previously planned units will be relocated to Buildings 206, 208 and 282. There was discussion regarding the requirement of 20 percent affordable housing for every development application. Buildings 206, 208 and 282 will be mixed use.

The Borough has a contract with an architect looking at Building 918, which will be a community center and possibly the senior citizens. There was discussion of the Public Works Department building and garage. Building 901 is being considered to house municipal offices and courtroom. There was further discussion regarding the condition of the buildings. Chairman Widdis asked how the reuse plan is going to affect the houses on Main Street. Mr. White stated that DPW has been there for several months and he has not heard of any complaints. There was discussion about entry to the DPW. Mr. White advised the intent is to eventually have access from Main Street. Councilwoman Cooper stated that access will be on Anson Ave. She stated the DPW is in 917, 916 is used for Emergency Management, 915 and 914 need to be razed. She stated appraisals are being requested for the properties as well as old Borough Hall. She stated that Building 901 was going to be the emergency homeless shelter, but it was moved to 906. This was a benefit to the Borough. There was further discussion regarding the emergency homeless shelter. In response to Chairman Widdis' question, Mr. White stated his opinion would be to place a homeless shelter next to the police station. Councilwoman Cooper stated Building 906 would be razed in addition to the 5 units in front of 906 to construct a new emergency homeless shelter. Mr. Widdis stated the shelter would be 15,000 square feet. Mr. Kleiberg asked about the size of Building 906, which was unknown. Mr. White stated that it will be an overlay zone, which would allow the previously planned 6 units or to build the government/civil/institutional use.

Mr. Wible discussed the original reuse plan and the plan to have single family detached dwellings. Later the plan was changed because of the Acute Care development. He discussed the traffic flow changes on Main Street. He also discussed the existing homes that are adjacent to the fort and noted that there were active buildings previously. He asked what those activities were. Mr. Foster responded that there were several PM shops, SATCOM and some classified work. He stated it was a quiet area. Mr. Wible asked if the reuse amendment would increase the level of activity and noise to the neighbors. Mr. Foster stated he didn't believe there would be an increase. Mr. Wible asked whether the residents on Main Street will have a recycling center in their backyard. Councilwoman Cooper replied that 977 and 983 will be for the police. Mr. White added that there's an area behind 977 that will accommodate a recycling center. Mr. Wible expressed concern that the recycling center should be placed away from nearby residents. There was additional discussion about placing the recycling center behind 977, which is the proposed police station, and that would provide security. Mr. Wible's last concern was an area for the community garden. Mr. White stated there was an idea to take Building 918 and renovate it to become a community center/seniors' center. He stated it might be a good location for summer camp. There was discussion regarding the location of the library in 901 along with the courtroom and municipal buildings.

Chairman Widdis asked why the emergency homeless shelter was moved from its location on Figure 1 to its location on Figure 2. Councilwoman Cooper stated that that previous location was in closer proximity to residential units as opposed to the current proposed location. Mr. White explained that's what originally FMERA envisioned then the County came in and decided to use the 906 area instead.

PUBLIC:

Chairman Widdis invited questions or comments from the public.

Karen Long, 32 Revere Drive, stated it seems that the County, FMERA and the Planning Board are now involved with the fort redevelopment. Mr. White advised that the federal government laid out the plan for redevelopment and the Borough must use their zoning. The federal government mandated the emergency homeless shelter. There was a shelter prior to the closing. Mrs. Long commented that the fort property should have been recreated as its own municipality.

Roseann Letson, 37 Morris Place, stated she supported the move of all of the municipal buildings into the proposed complex.

Mr. Kleiberg commented that he supported having the emergency homeless shelter near the police department, made sense.

As no one else from the public or Board wished to be heard, Chairman Widdis closed that portion of the hearing.

Chairman Widdis asked how the Board's comments should be conveyed which Councilwoman Cooper would bring back to the Mayor and Council the Board's support in general with the following concerns raised by Board members: increased noise levels, location of the recycling center, the community garden and the emergency homeless shelter. She asked for opinions regarding the move to Buildings 206, 208 and 282. Mr. Wible commented that the Barker Circle area was intended to be mainly residential. His question was regarding the shifting of residential units and how it was a house of cards. He believed swapping a 13 acre parcel for a smaller parcel could cause future issues with regard to housing density and lot size. He asked the feedback go back to FMERA as they continue to shift the parcels. Mr. Wible stated he was glad that the Borough had the authority to determine the location of the recycling center. Councilwoman Cooper will also raise the issue of increased traffic. Mr. Wible suggested a

master board with the ability to change who or what will occupy which space. Board members agreed.

Councilwoman Cooper remarked that the Borough may have an unmet need for affordable housing, which could be up into the 300s. Chairman Widdis asked what the Borough was going to do with 13 acres in the future. Mr. White replied that the old Borough Hall is 5.5 acres. He advised that when the Borough held court for Sea Bright, parking was full. Councilwoman Cooper asked if the Board members would like to take a tour, which the Board members agreed would be helpful. Ms. Smith will send an email suggesting tour dates.

4. Discussion/Interpretation of Village Center Sign requirements. Mr. White provided information to Board members prior to the meeting. The first business at the New Village Center, Rogue Salon, has been asking about the wall sign. He stated that according to the VEC zone requirements, channel letter signs are prohibited. But there is no definition for a channel letter sign. According to the sign maker, the industry standard is basically something that extends 6 to 8 inches or more with metal on the sides and front face is translucent and illuminated. The signs they are proposing extend about an inch and are non-illuminated. Mr. Kleiberg read a relevant part of the zone requirement. He expressed his displeasure with the design. Mr. White commented that signage could make or break the building. When asked for a suggestion, Mr. White stated a box sign attached to the building could blend in with the building. Mr. Savarese stated he would prefer a pin mounted letter with gooseneck lighting. Mr. DeNoia asked what a solid backlit letter was. Mr. White pointed out an example. Mr. White also pointed out that there is a three color restriction. Mr. Foster asked about the depth of the sign. Mr. White stated it's one inch solid. There was a suggestion by Mr. Savarese opined that if gooseneck lighting is used, it should be used on all the storefronts. Mr. Kleiberg read a portion of the zoning regulation relevant to lighting. There was a lengthy discussion on appearance, Mr. White stated that external illumination is not prohibited. Chairman Widdis suggested that Mr. White give it a try. Mr. Wible asked for the difference between a solid and a hollow letter. Board members responded the difference was appearance and durability.

RESOLUTIONS:

5. PB2016-04 Carnes, Phil. (34 Main Street) As the Resolution was made available to the Board previously, Mr. DeNoia summarized the Resolution after which Mr. Whitson made a motion to approve the resolution which was seconded by Councilwoman Cooper and received the following roll call:

AYES:	Mr. Whitson, Mr. Foster, Councilwoman Cooper, Mr. Savares, Mr. Kleiberg, Mr. Sullivan, Mr. Kahle, Mr. Widdis.
NAYES:	None
ABSTAIN:	None
ABSENT:	Mr. Fichter, Mr. Proto
INELIGIBLE:	None

Ms. Smith stated the motion carried.

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

Mr. White requested an interpretation for a Sandy victim that is rebuilding on River St. Back in 2013, the Board provided a definition of half-story. Mr. White read a relevant portion of the regulation which stated the vertical distance between a floor and a roof with a ceiling height of not less than 7 and a ½ feet for not more than one-third of the floor area of the next floor below it, access by a fixed stair and an egress window. He asked if it was not 7 and ½ feet, is it a half story. Mr. Kleiberg) stated he believed it was a misprint and it should have been 7 feet and a ½ inch. Mr. White suggested amending habitable floor area as well as half story definitions. Mr. Kleiberg asked if the height was over 35 feet. Mr. White

confirmed that it was over 35 feet and that the homeowner had about half of the footprint of the floor below it. It was his opinion that it was a full story. There was discussion regarding that the regulation should have read 7 feet ½ inch and how to fix it.

Mr. Wible addressed the Board regarding the Board of Education's action to form an hoc committee to address the school infrastructure needs, described plan to structure a working group and advisory group, described the different roles of those groups and hopeful members from the community, teachers, principals of each of the school, designees from Governing Bodies of Oceanport and Sea Bright, Planning/Zoning Board, Police Department, Emergency Management and Oceanport PTO. Mr. Kleiberg had expressed interest. Prior to the meeting, Mr. Wible and Mr. DeNoia discussed the issue of possible recusal if a site plan came before the Planning Board from the Board of Education. Mr. DeNoia discussed having either Mr. Wible serve in a dual purpose position or appoint a separate person. He also discussed the potential for conflict if a Board member served on the ad hoc committee and the possibility for recusal on a site plan vote. Councilwoman Cooper supported Mr. Kleiberg's appointment to the ad hoc committee. Mr. DeNoia explained that the Planning Board member would not be speaking for the Board, but acting as a member of the public who can provide planning experience and knowledge to the ad hoc committee. Mr. Wible commented that his role in the ad hoc committee was not in a planning capacity and that there are individuals on the Planning Board who have knowledge of Oceanport and knowledge of the reasons the Board has made decisions. Mr. DeNoia commented that the appointee cannot speak on behalf of the Board. Mr. Wible stated that the committee is looking for community involvement. Board members interested were to email the Secretary for the Chairman's consideration.

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 8:43 p.m. on a motion by Mr. Foster which was seconded by Mr. Kleiberg and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary