OCEANPORT PLANNING BOARD
MINUTES
June 11, 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. McCarthy, Councilman Johnson, Mr. Savarese, Mr. Kleiberg, Mr. Sullivan, Mr. Whitson, Mr. Fichter, Ms. DeSousa (entered 7:33), Mr. Widdis

MEMBERS ABSENT: Mr. Gruskos

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

BOARD BUSINESS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Monmouth County Park System
   Capital Review for Storage Pole Barn at
   Wolf Hill Recreation Area
   Block 127, Lot 7

Gloria Cohen, Employee with Monmouth County Park System, was sworn in and then presented to the Board the County's proposal to relocate a replacement storage building destroyed by Super Storm Sandy. Ms. Cohen described the new location as part of the Park's Master Plan to create a maintenance area in the area formerly used as a parking lot between Crescent Place and Springfield Avenue and would go about 20' off the railroad right of way approximately 510' from Springfield Avenue. She further described a proposed maintenance garage with 3 bays, office, restroom and small kitchen area for staff that was part of the park's master plan for the site.

Mr. White asked if the whole site plan could be sketched in. Ms. Cohen responded that it was quite expensive and that the plan was just for the pole barn and 10' around it with future plans to remediate the entire parking lot by getting rid of the paving and put back to vegetative.

Chairman Widdis asked about restrooms. Ms. Cohen advised that presently the public used port-a-johns but wasn't sure where rangers went. The master plan included restrooms for staff and showed where there was a sewer line for access.

Mr. White asked if main point of access would be on Crescent Place or Springfield. Ms. Cohen answered that the idea was to keep the staff vehicles coming in from the back and not interfering with the public's use of the park and pointed out where future parking would be for the football fields. Chairman Widdis asked about impacts to the area used by Pop Warner football. Ms. Cohen answered that the plan was to keep it.

Mr. Fichter asked about the turning of the parking lot into vegetative. Ms. Cohen pointed out where the plan was to return to vegetative and the area to be used for the maintenance yard.

Chairman Widdis stated that his concern was the pole barn and the maintenance area down towards the residential area.

Mr. Kahle commented that concern was that the people that lived there didn't know about what was being planned and would be an issue.

Councilman Johnson asked what equipment would be stored there. Ms. Cohen answered lawn mowers, spray paint machines for the fields equipment for maintenance.

There was discussion on the building location formerly and proposed in context with residential and there was mixed comments amongst the Board on whether the building should go back up on the hill or another area of the park.

Mr. Kleiberg asked what was the height of the barn and was told about 20'.

Ms. Cohen commented that best would be on the outer perimeter not in the middle of the park.

Mr. Sullivan commented that the hill was the most picturesque part of the park and should not go back in that location.

Ms. Cohen stated they would take the Board's comments back for consideration.

Joseph Sardonia, Supervisor for County Park System in charge of the design and development, was sworn in and commented that when before other town boards the Board would prepare a resolution with the suggestions for the County to consider.

Councilman Johnson stated the Borough loved what the County had done with Wolf Hill but the proposed maintenance area was too close to the residences and perhaps the County had reasons for putting the yard there.

Mr. Sardonia commented that there was much planned for the park but the thought was to have the barn near the residence that would be used by the rangers for easy oversight and if they were to develop a full maintenance yard it would depend on what the County would do in the future.

Councilman Johnson commented that he would like to see the proposed barn moved away from the residences.

Mr. Fichter stated he agreed that the location should be moved closer to Crescent Place.

Mr. McCarthy commented that he visited the site and felt that the proposed location was quite a distance from the residences but agreed that it would be better to move the location closer to Crescent Place.

Ms. Cohen asked what was the primary concern of the Board – the location or the secondary access from Springfield.

There was discussion amongst the Board and the consensus was that the building should be relocated closer to Crescent Place.

Chairman Widdis opened the meeting to questions from the public.

PUBLIC:

As no one from the public wished to be heard Chairman Widdis closed that portion of the meeting.

There was discussion on how the Board should document its recommendations and it was decided that a resolution should be prepared for the County's consideration.

2. PB2013-04 Varca, Robert & Patricia
   230 Comanche Drive
   Block , Lot
   Request for Bulk Variance for Height of Accessory Structure and Waiver for Retaining Walls

Robert Varca, Owner and Applicant and William White, Board Engineer/Planner were sworn in.

Mr. Varca testified that their property was impacted by Super Storm Sandy, that they had elevated the house as a result and that they were before the Board because they wanted to raise the garage as well to a height of 20' where only 15' allowed because the existing garage floor was lower than the level of the street and they would be re-grading the lot with the use of retaining walls.

Mr. White testified that he had inspected the site and testified as to how the proposed retaining walls would be beneficial to the adjacent neighbors as it caused drainage to be directed out to the street and not on to adjacent properties.

Chairman Widdis asked if they would be raising the existing shed and was told yes. Chairman Widdis further commented that he had visited the site and the plan appeared to be a good plan to move the water off the lot.

Mr. White discussed the use of a drainage pipe under the house would be useful.

Mr. Fichter commented that it sounded like there would be no effect on Lot 4.

Mr. Savarese asked about the elevating of the garage.

Mr. Whitson asked if they had discussed their plans with the adjacent neighbor on Lot 6 and was told yes and that they were fine with it.

Mr. DeNoia asked were there any conditions.

Mr. White advised subject to drainage improvements along the northern property line.

Mr. Fichter asked questions about the grading and existing elevations.

Chairman Widdis opened the meeting to questions from the public on that witness only.

PUBLIC:

Laura Caccamise, 6 Ticonderoga Avenue directly across the street, stated that they did not oppose the plan to the elevate the garage but expressed concern about current water that pools and backs up onto their property because of the street's elevation and asked about water runoff from the garage to the street and the potential for the water to cross the street and flood her property.

Mr. White reviewed the elevations of the Applicant's property near the garage, the gutter of the street and the crown of the street and stated he thought the elevation was sufficient that the water would not cross over.

Mr. Fichter commented that he thought the Applicant's plan was designed well to get water off the Applican'ts property and not onto the neighbors'.

Ms. Caccamise expressed concern that the existing drainage problem not be expanded. There was some discussion on whether the Borough had any near future plans to address the drainage issue.

Brendan Flynn, 228 Comanche Drive, was sworn in and expressed same concerns with drainage in the area.

Councilman Johnson advised that the Borough was aware of the drainage issues, noted recent improvements to assist in drainage and that the Borough had recently awarded a contract to clean and clear the Borough's storm drain system which had been impacted by Super Storm Sandy.

There was additional discussion on the drainage system in that area and the difference in planning back when that area was constructed compared with today's standards.

As no one else from the public wished to be heard Chairman Widdis closed that portion of the meeting.

Mr. Fichter made a motion to approve subject to the installation of drainage improvements along the northern property line subject to the Engineer's approval which was seconded by Mr. Kleiberg and received the following roll call:

AYES:	Mr. Whitson, Mr. Kahle, Mr. McCarthy, Councilman Johnson, Mr. Kleiberg, Mr. Sullivan, Mr. Savarese, Mr. Fichter, Mr. Widdis
NAYES:	None
ABSTAIN:	None
ABSENT:	None
INELIGIBLE:	None

Ms. Smith stated the motion carried.

RESOLUTIONS:

3. PB2013-02 – Supko, Michael and Jennifer. As the Resolution was made available to the Board previously, Mr. DeNoia summarized the Resolution after which there was some discussion on the resolution and Mr. Whitson questioned the need for revised plans to be submitted to the Board identifying the location of the house from the front yard which had not been provided. Mr. DeNoia advised that Mr. White would review the revised plans to be submitted and determine if the building permit could be issued. Mr. Whitson commented that he was not comfortable approving things in advance without seeing everything. Mr. McCarthy made a motion to approve the resolution which was seconded by Mr. Kahle and received the following roll call:

AYES:	Mr. Kahle, Mr. McCarthy, Mr. Kleiberg, Mr. Fichter, Mr. Widdis
NAYES:	Mr. Whitson
ABSTAIN:	None
ABSENT:	Mr. Gruskos
INELIGIBLE:	Councilman Johnson, Mr. Sullivan, Mr. Savarese, Ms. DeSousa

Ms. Smith stated the motion carried.

4. PB2013-03 – Corsi, David and Ellen. 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 Councilman Johnson and received the following roll call:

AYES:	Mr. Whitson, Mr. Kahle, Mr. McCarthy, Councilman Johnson, Mr. Kleiberg, Mr. Fichter, Mr. Widdis
NAYES:	None
ABSTAIN:	None
ABSENT:	Mr. Gruskos
INELIGIBLE:	Mr. Sullivan, Mr. Savarese, Ms. DeSousa

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 8:28 p.m. on a motion by Mr. Whitson which was seconded by Mr. Fichter and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary