

**OCEANPORT PLANNING BOARD
MINUTES
April 23, 2013**

Vice Chairman Whitson called the meeting to order at 7:30 p.m. and announced that the meeting had been advertised in accordance with the Open Public Meetings Act.

Vice-Chairman Whitson led the flag salute.

MEMBERS PRESENT: Mr. Kahle, Councilman Johnson, Mr. Kleiberg, Ms. DeSousa, Mr. Whitson

MEMBERS ABSENT: Mr. McCarthy, Mr. Fichter, Mr. Sullivan, Mr. Savarese, Mr. Gruskos, Mr. Widdis,

OFFICIALS PRESENT: Jeanne Smith, Board Secretary

BOARD BUSINESS:

1. Investigation for a Determination of an Area in Need of Rehabilitation

Vice Chairman Whitson stated that it had been requested of the Board to review an investigation prepared by Michael Sullivan, Borough Planner for determining whether the Paterson Army Hospital on Fort Monmouth was an Area in Need of Rehabilitation and asked Councilman Johnson for his comments.

Councilman Johnson advised that the Governing Body was in discussions with a company interested in the property. The investigation showed that the sewer and water services were outdated and in need of rehabilitation. Should the Borough designate the site as an Area in Need of Rehabilitation it would provide the Borough the ability to negotiate with the interested party.

Mr. Kleiberg asked why was the Borough concerned with the property off Paterson Hospital property. Councilman Johnson answered because it contains the water service that services the building.

Mr. Kleiberg asked who would be paying for that? Who would be paying for the water and the sewer – paying the whole thing or just what was on site? Councilman Johnson answered what was on site. Mr. Kahle commented that was part of negotiation.

Mr. Kleiberg stated this only the first one – there were a lot of problems there.

Mr. Kleiberg commented that it wasn't just sewer and water but electric and was not sure if the boiler house in the 1200 area fed that site for steam or not so are they going for HVAC.

Councilman Johnson stated that he would bring the Board's comments and concerns to Council.

Mr. Kleiberg added that if they were going to pick up the freight and picking up the water and sewer from the sewer at the hospital out to where the lift station was okay go for it and the same with the water wherever the closest water source was and he thought they would probably open that as people move in they're going to want to be reimbursed.

Councilman Johnson also advised that there was a State bill pending that would designate all of Fort Monmouth as an area in need of redevelopment.

Mr. Kahle asked if the determination meant there was access to money or made money available and was told yes.

Mr. Kahle asked if Council had spoken with other towns for their position.

There was additional discussion on the bill pending before the State, the golf course at Fort Monmouth.

Mr. Kleiberg asked if the party interested in the hospital would be gutting the interior, starting from scratch with new HVAC, plumbing...Councilman Johnson was not sure. Ms. Smith advised that they would be coming before the Board for Site Plan approval and there would be an opportunity to ask those types of questions.

Councilman Johnson advised they were still in discussions with FMERA.

Mr. Kleiberg commented that the building was dilapidated and needed to be taken down if they needed any LEED certification or anything like that wasn't sure what FMERA was looking at where that was concerned.

There was additional discussion about the original intention for redevelopment on that site, the intent for a medical campus at the site to service Veterans.

Mr. Whitson asked if the Board would have any say on the Site Plan. Ms. Smith answered that the designation of an area in need of rehabilitation provided more oversight than without it.

Ms. Smith asked the Board to individually indicate support for or against the determination of an area in need of rehabilitation with Board members indicating unanimously to support the results of the investigation prepared by Clark Caton Hintz.

PETITIONS FROM THE PUBLIC: Vice Chairman Whitson opened the meeting to Petitions from the Public and as no one from the public was present, Vice Chairman Whitson closed that portion of the meeting.

ADJOURNMENT: As there was no further business, the meeting was adjourned at 7:42 p.m. on a motion by Councilman Johnson which was seconded by Mr. Kleiberg and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary