OCEANPORT PLANNING BOARD
MINUTES
March 28, 2012

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, Mr. McCarthy, Councilman Johnson, Mr. Kleiberg, Mr. Sullivan, Ms. DeSousa, Mr. Whitson

MEMBERS ABSENT: Mr. Savarese, Mr. Fichter, Mr. Widdis

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

BOARD BUSINESS:

1. Minutes of the meeting of February 22, 2012 were approved as presented on a motion from Mr. Kleiberg and a second from Mr. Sullivan and approved by the eligible Board members.

2. Discussion on proposed FMERA Plan Amendment #1

It was requested that the Board review and comment on an amendment to the Fort Monmouth Vision Plan presently being considered by the Fort Monmouth Economic Revitalization Authority (FMERA) for a parcel in Tinton Falls. Mr. White advised the Board that the Mayor had requested that the Board review the amendment in order to become familiar with the process should amendments be sought for parcels in Oceanport and that the Board should review and comment as if the amendment were happening in Oceanport

Councilman Johnson stated that with that in mind he found it hard to believe that Oceanport would approach a business in Tinton Falls or Eatontown to come into the Oceanport section of the Fort and that was his only objection to the amendment. He continued that from a zoning stand point he had no issues with the amendment.

Mr. Kleiberg asked how many square feet does Commvault have in Oceanport. Mr. White answered that he did not have that data. Mr. Kleiberg asked but its not 650,000 s.f.? Mr. White answered no. Mr. Kleiberg continued that they were looking to bring others into that space.

Mr. White pointed out that the amendment was to take the 162 units and changing them so that they are 2nd floor mixed use that appeal to singles, doubles, not families and that there would also be loss of open space and no recreation for families that might live there.

Mr. McCarthy commented that according to the newspaper Commvault plans to add 400 jobs to their payroll and if that were true it was definitely within the mission of FMERA to do that kind of thing – replacing jobs lost by the transfer of Fort Monmouth which was the single most important task they have and that it was hard to be against a proposal that would produce 400 new jobs.

Councilman Johnson commented that he agreed with the creation of the new jobs but couldn't they have found another software company in the whole country, they had to poach it from Oceanport and he understood the FMERA mission was jobs, jobs, jobs but what was to be said about removing 500 jobs from Oceanport.

Mr. Kahle commented that the disagreement was not with the space out there and what they are doing with the plan but the issue was the taking one of Oceanport's businesses and did not come back with an opportunity to keep them in Oceanport nor was anything brought in to take the space they were vacating so the Borough didn't lose those jobs and there was someone to lease the building being vacated.

Mr. McCarthy offered that the way this was done shouldn't be taken to be a precedent for how FMERA would operate in the future and if Oceanport doesn't object to it then Oceanport was basically saying it wouldn't mind if it were a precedent and on that basis Oceanport wouldn't be very happy with it.

Acting Chairman Whitson added that they weren't objecting to the building but to how they were filling the building.

Mr. White stated that the reasons given for it occurring was that they anticipate the change to the Garden State Parkway exit there so accessibility would be better to the site as opposed to where they are located now having to go down Hope Road and 36 which limited how much development could be put in that area and not overtax the road system.

Acting Chairman Whitson asked if they offered Commvault any special inducements to move besides that. Mr. White answered he did not know.

There was additional discussion on the reasons given for the change – the residential market being down, loss of jobs anticipated – 5,000 from the Fort and 15,000 from the surrounding towns and that with the down economy it was no surprise.

OLD BUSINESS: None

NEW BUSINESS: None

RESOLUTIONS:

1. File #PB2012-02 (Borland) - As the Resolution was made available to the Board previously, Mr. DeNoia summarized the Resolution after which Councilman Johnson made a motion to approve the resolution which was seconded by Mr. McCarthy and received the following roll call:

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

Ms. Smith stated the motion carried. **PR-12-04**

PETITIONS FROM THE PUBLIC: Acting Chairman Whitson opened the meeting to Petitions from the Public and as no one from the public wished to be heard, Acting 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. Kahle and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary