OCEANPORT PLANNING BOARD
MINUTES
March 13, 2018

Vice Chairman Whitson 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 16, 2018 and by the posting of same on the municipal bulletin board and Borough Web Site."

Vice Chairman Whitson led the flag salute.

MEMBERS PRESENT:	Mr. Sullivan, Mr. Foster, Councilman Proto, Mr. Savarese, Mr. Kleiberg, Mr. Kahle, Mr. Savarese, Mr. Tvrdik, Mr. O'Brien, Mr. Whitson
MEMBERS ABSENT:	Ms. Halpern, Mr. Widdis
OFFICIALS PRESENT:	Linda Landrigan, Acting Secretary (exited at 8:43PM) Jeanne Smith, Board Secretary (entered at 8:42PM), Rick DeNoia, Esq., Board Attorney, Board Engineer/Planner William White

BOARD BUSINESS:

1. Minutes of the meeting of February 13, 2018 were approved as presented on a motion from Mr. Foster and a second from Mr. Kahle and approved by the eligible Board members.

OLD BUSINESS:

2. PB2017-19 Gallo, Joseph **CARRIED** from February 13, 2018
   523 Port Au Peck Ave
   Block 31, Lot 10
   Request for bulk variance(s) and impervious coverage variance

The following persons were sworn: William White, Board Engineer/Planner and Joseph Gallo, Applicant. Mr. DeNoia stated for the record that service had been reviewed, was in order and the Board accepted jurisdiction. New notice was not required because the Application was carried to a date certain.

Mr. Gallo submitted revised plans based on previous comments from the Board. The shed was removed and reduced imperious coverage. Remaining variances are for a 6' fence and side yard setbacks for the proposed pool with a 15' setback and a 5' setback from the property line for the fence. Mr. White asked about outdoor lighting, which Mr. Gallo stated there were no plans. Councilman Proto asked questions about the fence. Mr. White stated pool code fence is 4' non-climbable with self-closing/self-locking gates. Vice Chairman Whitson thanked the Applicant for reducing the number of variances requested.

PUBLIC:

Vice Chairman Whitson opened the meeting to the public for questions. As there was no one from the public who appeared to be heard, Vice Chairman Whitson closed that portion of the hearing.

PUBLIC:

Vice Chairman Whitson opened the meeting to the public for statements on the application. As there was no one from the public who appeared to be heard, Vice Chairman Whitson closed that portion of the hearing.

Mr. Foster expressed concern regarding the height of fences. There was additional discussion regarding the height of the fence, 4' versus 6'.

Mr. Kahle made a motion to approve the application as revised to permit a pool in the front yard with a front yard setback of 15’ where 25’ required and a 6’ solid fence in the front yard where only 4’ and no less than 50% required, which was seconded by Councilman Proto. The motion received the following roll call:

AYES:	Mr. Sullivan, Mr. Foster, Councilman Proto, Mr. Savarese, Mr. Kahle, Mr. Tvrdik, Mr. O’Brien, Mr. Whitson
NAYES:	None
ABSTAIN:	None
ABSENT:	Ms. Halpern, Mr. Widdis
INELIGIBLE:	Mr. Kleiberg

Ms. Landrigan stated the motion carried.

NEW BUSINESS:

3. PB2017-15 Family Promise of Monmouth County
501 Malterer Ave
Block 110, Lot 1 portion of
Preliminary and Final Site Plan

A-1 Boundary Survey prepared by Langan Engineering dated October 3, 2017, unrevised.
A-2 Preliminary & Final Site Plans for Family Promise, 4 Sheets, prepared by Bowman Consulting Group, Ltd., dated October 6, 2017, last revised November 15, 2017.

Sean Byrnes, Esq. appeared on behalf of Family Promise of Monmouth County. He described the history between Family Promise and FMERA. Mr. Byrnes explained the purpose of Family Promise, which is not a homeless shelter. It provides day openings, job training and transitioning to permanent housing. He introduced and described **Exhibit A-1 and A-2.** Mr. Byrnes stated the level of parking was a concern and described a shared parking arrangement with the Triumphant Life Church.

Mr. DeNoia stated for the record that service had been reviewed, was in order and the Board accepted jurisdiction. The following persons were sworn: William White, Board Engineer/Planner and Tom Esposito, Project Coordinator. Mr. Esposito provided the background and mission of Family Promise, finding employment, training, housing, providing shuttles to appointments/jobs. There are no overnight stays. Families stay at host congregations. He described funding, the Reuse Development agreement with FMERA, facilities available for clients, and staff levels. Mr. Byrnes elicited testimony regarding entrances, ADA compliance, parking requirements and the agreement with Triumphant Life Church, a proposed playground and fencing. Mr. Esposito described the building renovations and layout, restrooms, bathing facilities, building layout, hours of operation, transportation for clients, utility responsibilities.

There was extensive discussion and questioning regarding the parking agreement between Family Promise and Triumphant Life and parking on Malterer Ave. Board members expressed concerns about the uncertainty of parking. Mr. White advised that only the Borough has authority to grant a parking variance, not FMERA and that the Borough has not agreed to take control over any roads on former Fort property at the present time. Discussion continued regarding parking, status and capacity of utilities, transportation for clients. Mr. DeNoia discussed the ability of Family Promise to solve the parking issue without the parking agreement with Triumphant Life. Mr. Byrnes asked if the Applicant could revise its plans to address the parking concern and return to the Board.

Ms. Smith entered the meeting at 8:42.

At 8:43 PM, the Board adjourned for a brief recess. At 8:52, the Board returned to regular session. Mr. Byrnes advised the Applicant will attempt a revision to address the concerns from the Board. Ms. Smith advised the Application could be carried to the March 27th meeting if new plans were submitted and available to the public by March 16th to which the Applicant agreed. With no objections from the Board, the application was carried to the March 27, 2018 meeting with no need for additional notice.

PETITIONS FROM THE PUBLIC: Vice Chairman Whitson opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Vice Chairman Whitson closed that portion of the meeting.

ADJOURNMENT: As there was no further business, the meeting was adjourned at 8:54 p.m. on a motion by Vice Chairman Whitson which was seconded by Mr. Kahle and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary