BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● MARCH 2, 2021

Special **REMOTE/VIRTUAL** **7:00 PM**

Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757

I. **Call to Order:** Chairman Widdis called the meeting to order at 7:00 PM.

II. **Board Policy:** Chairman Widdis advised the public of the below Board policies:
•It is Board Policy that no application will be opened after 9:30 P.M.
•No new testimony will be taken after 10:00 P.M., except at the discretion of the Board.

III. **Open Public Meetings Statement:** This special meeting complies with the Open Public Meetings Act by adequate and electronic notification on February 24, 2021 of this virtual/remote meeting and its location, date and time to the Asbury Park Press, Star Ledger and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site. Chairman Widds then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.

IV. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.

V. **Roll Call:**

Attendee Name	Title	Status	Arrived
Christopher Widdis	Chairman	Remote	
James Whitson	Vice Chairman	Remote	
Patty Cooper	Mayor's Designee	Remote	
Thomas Tvrdik	Class III	Remote	
Joseph Foster	Environmental Committee Liaison	Remote	
John (Jack) Kahle	Class IV	Remote	
Michael Savarese	Class IV	Absent	
Robert Kleiberg	Class IV	Remote	
Darren Davis	Class IV	Absent	
Michael Dailey	Alternate I	Absent	
Jeanne Smith	Board Secretary	Present	
Kevin Kennedy	Board Attorney	Remote	
William White	Board Engineer/Planner	Remote	

VI. **Capital Presentation:**

1. PB2019-02 Oceanport BOE

Wolf Hill School Improvements
Wolf Hill Ave
Block 117, Lots 11-15

A-1 Presentation of Wolf Hill Addition and Site Plan Upgrades, 27 Sheets, prepared by Solutions Architecture

William White, Board Engineer/Planner was sworn in.

The following persons appearing on behalf of the Applicant were sworn in:
Alexis Goldman, Solutions Architecture
Keith Smith, Civil Engineer
Frank Messineo, Solutions Architecture

Valery Petrone, Business Administrator
Isabel Machado, BOE Attorney
Ms. Goldman briefly explained her role in the project as architect, qualifications and experience and would lead the presentation.

Keith Smith, Engineer, reviewed the site characteristics, building location, playgrounds; described the proposed improvements for parking and drop off areas, handicap access improvements, cafeteria addition, interactive play areas. The plan was presented to local fire and police officials for comment. There were no comments from the police. The fire official requested additional graphics for the new parking area in the front to prohibit parking in that area and provide additional site lighting around parking areas and proposed addition with cutoff shields to minimize spillover; reviewed stormwater improvements including retention and reduction in peak flows – two underground detentions systems being provided; landscape improvements; location for garbage and recycling; entire site will have a 6' vinyl solid fence to provide buffer for adjacent properties.

Chairman Widdis asked for questions from the Board Engineer and members of the Board.
Mr. white asked questions about the drop off on Wolf Hill and requested additional signage to indicate the one-way; requested that the crosswalk at Wolf Hill and Branch be moved to other side which goes to a sidewalk and provide a handicap ramp; the current crosswalk goes to nowhere – no sidewalk. Mr. White also asked if the project was considered major to trigger stormwater thus the retention basins and was told yes. Mr. White asked if they had their own State SWM permit or if they fall under the Borough's permit. He requested that the school board provide annual maintenance and inspections after storm events and records of same to the Borough in order for the Borough to remain compliant with its permit. Representatives of the Board and Ms. Goldman confirmed that they will implement a program to perform inspections and provide records to the Borough.

Councilman Tvrdik asked about the plans concerning the drainage and asked if the existing outlet near the back of the property would be able to handle the additional runoff. Mr. Smith explained their surveys of the basins and pipes, calculations on flows, reductions for 2-year, 5-year, 10yr and 100yr storms. Mr. White commented that he hadn't reviewed the calculations but their firm was aware of the requirements and that if there was a ditch in there it would pick it up and bring down towards Port Au Peck Ave and on the other side brings along old Conrail right of way to Main Street.
Ms. Cooper interjected that it does go out towards the back and flooding was big problem; she lives on Osprey Lane and expressed concern for additional flow towards Osprey which already had issues with drainage and urged them to be concerned that the drainage system address no additional flow towards that area; she also expressed concern for the location of the transformer and recycling so close to the neighbors.
Councilman Tvrdik continued with his questions including replacement of the fencing from chain to vinyl and has the security officer reviewed and confirmed sufficient for safety. He expressed they did a good job on increasing parking but did not feel there was a need for the 6 spaces in the front which becomes an issue with the drop-offs and security. He also reviewed the concerns expressed by the Board during the initial presentation including the drop off loops and back ups onto roadway. Ms. Goldman explained that the main loop and the added 6 spaces in front were not for the bus drop off time but for quick drop offs, and had discussed blocking off the spots during the bus drop offs. Concerning the loop in the other lot, they would consider widening the loop to avoid 1-lane delays for cars stopped. Councilman Tvrdik's asked if the new Fire Marshal had looked and commented on the plan and was told, yes, it was Mr. Griffin.
Ms. Cooper offered additional comments and concerns related to the front spaces and the back loop, the width of the driveway and insufficient space, dangerous aspects between staff parking and parent drop-offs. She further expressed concerns with the drainage not going openly to the back flooding out Kimberly Woods or Osprey Lane and should be designed to flow to a pit; also not sufficient space for the transformer and garbage bins next to the neighbors. Ms. Goldman responded that was a point of discussion and so they doubled the size of the area which would have a masonry enclosure for appearance as well as vicinity to the cafeteria. Ms. Cooper remained adamant about those items being relocated. Representatives advised they would take another look at it and mitigate any concerns and work with the Engineer.
Mr. Foster stated his concern was well expressed by previous Board members concerning the drainage which continued to be an issue.
Mr. Kleiberg stated his concerns had already been discussed and addressed.
Mr. Whitson asked about the northern parking lot would be used for evening events and would it have lighting. Ms. Goldman responded yes, that was the purpose for the expansion and that the entire site would be lighted but would have cutoff

shields to direct lighting downward and away from the neighbors which was available on the lighting plan for review. He also agrees with removing the 6 front spaces.
Mr. Kahle questioned if the 6 spaces made sense to make them into parallel spaces next to the sidewalk and widen loop to pass by but was it a safety hazard. Ms. Goldman answered it was one of the options and they would look at it but didn't believe it was a concern for kids being drop offed as they are dropped off at the sidewalk and wouldn't be crossing there.

Ms. Goldman, Architect, next described the features of the existing building and proposed improvements for a full-size kitchen, cafeteria, media center, storage areas, bathrooms, office space, ADA accessibility features, a recess area, a courtyard for outdoor classroom and science related activities, electrical room, secure vestibule and gates between cafeteria and media center so it can be closed off for night use; described materials being used for construction; lighting improvements, displayed illustrated drawings of the outdoor views of the building, intent to fully sprinkler the entire building this summer and will tie in the new addition as well.

Chairman Widdis asked about the underground storage tanks and was told there were 3 being removed; the old septic tank enclosure was also being removed. Chairman Widdis reiterated that they should be very cognizant that the lighting not impact the neighbors. He asked how old cafeteria space would be repurposed and was told new classrooms and offices planned for summer 2022; asked who would use the south parking lot and was told staff; asked how security had been addressed to monitor the numerous doors. Mr. Messineo responded that there are security measures as required by law for schools, to monitor, provide phones, card readers and controls so that doors won't be chocked open, there is a security officer and a central monitoring system currently in placed which would be updated.
Mr .Whitson commented that the parking on the north end intended for staff to park furthest away would be a challenge as human nature looks for the closest space.
Mr. Kleiberg asked questions about the electrical room, boiler room, air handling units, air conditioning, no chiller plan.
Councilman Tvrdik referenced the aerial of roof and rooftop units, and being close to Osprey Lane, would those be screened and buffered for noise. Mr. Messineo responded they were sensitive to aesthetics and didn't typically provide screening for everything but they certainly could look at that, as for sound, the units have vibration isolator curbs and don't run into those issues as much as they used to. Councilman Tvrdik asked if there would be multiple FTC locations and was advised that those details would be appropriately designed when they got to that stage. He asked if the original contractor would be retained to the retrofit down the road. He commented that the parking layout was a good design and thanked them for their presentation.
Mr. Foster asked about the lighting being shielded but what about dark skies component and was told yes, they were dark sky compliant fixtures. Security cameras and doors locked and monitored but was there a capability for an automatic lockdown procedure designed into the system and was told yes, it was part of the referendum and project to implement a 1-button lockdown and notification system and would be in the next phases.
Councilman Tvrdik revisited his question about using the same contractor for the sprinkler system and was told that contractor was interested but it was public bidding and why not bid the whole project at once. Mr. Messineo commented that the way it was phased out it was bid separately but believed the initial contractor would be bidding on future phases. All contracts would require design done by licensed engineers for both phases which would be reviewed by the Board's Engineer with the person who designs ultimately responsible for the system.
Ms. Cooper asked if the fence would be the entire property and was told the entire perimeter of the property; vinyl solid was selected to buffer neighbors; she asked if it would be in front of the existing chain link fence and was told the fencing on the school's property was being removed.
Chairman Widdis asked for them to explain the phases of the project. Ms. Goldman reviewed broadly the phases of the project – site work being done this summer and complete the building next and finalize the project. Certain parts are complete such as the gym area, the old cafeteria renovation would be spring of next year.
There was additional questions and discussion on the breakdown of the projects, their bidding, responsibilities of contractors, retention of a "Clerk of the Works", two owner-representatives for all projects to assure completion of the projects, timelines, schedules. Mr. Kahle asked if the new classroom spaces were part of considerations for increase in student population from redevelopment at fort Monmouth. Ms. Goldman responded that the survey of development anticipated 100 additional students and was taken into consideration during the design. Councilman Tvrdik commented that the Board of Education had brought on Robert Iamello who also worked on the municipal building and assured that he was competent, intelligent and was very comfortable with that selection.

Ms. Muchado and Ms. Petrone thanked the Board for their time and they would be looking at their comments and recommendations.

VII. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public presented, Chairman Widdis closed that portion of the meeting.

VIII. Adjournment: As there was no further business, the meeting was adjourned at 8:40 pm on a motion by Mr. Kahle which was seconded by Mr. Kleiberg and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary