BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● JANUARY 22, 2019

Regular | **Maple Place School** | **7:30 PM**

2 Maple Place, Oceanport, NJ 07757

I. Call to Order: Chairman Widdis called the meeting to order at 7:30 p.m.

II. Open Public Meetings Statement: This meeting complies with the Open Public Meetings Act by notification on January 9th and 11th, 2019 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site.

III. Flag Salute: Chairman Widdis led the audience and members of the Board in the flag salute.

IV. Roll Call:

Attendee Name	Title	Status	Arrived
Christopher Widdis	Chairman	Present	
James Whitson	Vice Chairman	Present	
Darren Davis	Mayor's Designee	Present	
Robert Proto	Council Liaison	Present	
Joseph Foster	Environmental Commission Liaison	Present	
John (Jack) Kahle	Class IV	Present	
Michael Savarese	Class IV	Absent	
Robert Kleiberg	Class IV	Present	
Daphne Halpern	Class IV	Present	
Thomas Tvrdik	Alternate I	Present	
Eric Motzenbecker	Alternate II	Present	7:31 PM
Jeanne Smith	Board Secretary	Present	
William White	Board Engineer/Planner	Present	
Richard Tilton for Kevin Kennedy	Board Attorney	Present	

Chairman Widdis took a moment to recognize past member Bill Sullivan, his many years of service and his knowledge for trees and vital experience relied upon by the Board over the years and asked that something be prepared to recognize Mr. Sullivan and a recommendation to the Council as well.

V. Board Business:

1. Approval of Minutes, December 11, 2018

Chairman Widdis called for a motion to approve the Minutes of December 11, 2018, which was made by Mr. Whitson, seconded by Mr. Foster and approved by the eligible members of the Board.

2. Fort Monmouth Plan Amendment #13

Chairman Widdis described the area impacted by plan amendment #13 and asked Mr. White to review his letter of January 22, 2019.

Mr. Tilton swore in Mr. White for the record and then introduced for the record the following items:
Exhibits:
B-1 Letter from FMERA date January 9, 2019
B-2 Fort Monmouth DRAFT Plan Amendment #13
B-3 Maser Review letter dated January 22, 2019
B-4 Colored Map of the Site prepared by Maser Consulting

Mr. White referring to B-4 described the site, surrounding characteristics, the original uses permitted for the area – homeless shelter since relocated, the intent to demolish all buildings except for Squier Hall and proposal to construct a number of buildings including dormitories and a parking garage, explained proposed "FAR" – floor area ratio – floor area divided by lot area and the proposal is for 3x the current zoning, height, green space, maximum lot coverage proposed 60%, 40% permitted, driving that would be stormwater retention and open space, the Borough's vision plan shows area as open space for public enjoyment, front yard setback proposed of 20 feet, concern for the proposed building heights, proposed parking to the sides and not in front of the site, parking ratio of .25 stalls for every 4 chairs, in comparison Monmouth University has similar ratio for auditorium but is not a transient school, no data available for Brookdale. Chairman Widdis commented it seemed quite low. Mr. White has requested an analysis or study from another university for the pending application being reviewed for completeness. Mr. White stressed that the application was not for the entire site but phase I and has no idea what phase 2 will consist of. Councilman Proto added that was has been explained to him is that aside from Squier Hall the plans are not planned for any time soon and doesn't understand why it couldn't be done at a later time.

Chairman Widdis asked questions of the Board.

Mr. Kleiberg commented that some schools don't allow freshman to drive and that might help. Mr. Kleiberg also asked about the taxes which Mr. White could not comment as it was not a planning board issue and reminded the Board tonight's discussion was about the plan amendment not the pending application.

Ms. Halpern commented that according to *College Planning & management issue of 2008* describes that 96,000 s.f. equals approximately 200-500 beds. Additionally, questioned the parking ratio on page 4 of .25 stalls per seat for academic buildings and does it or not include the dorm and then if their having 500 beds would it include an apportionment of other drivers. Chairman Widdis added would it also include administrative buildings as well. Ms. Halpern lastly had a question about the green community model and the preservation of building 283 and open space and her concern as building 283 was built in 1935 how was that a green use.

Mr. Whitson expressed concern for parking and traffic flow and street loads and while he realizes they are working back up to the original load of Fort Monmouth, at what point is it at or over as no one that comes before them wants to do traffic studies.

Councilman Proto expressed personal concerns, not on behalf of Council, and as planning liaison he had been involved in some of the discussions for this project and one of his first concerns was that this was sprung on them at the 11th hour and had never been discussed outside of the Squier Hall building and ancillary parking lot for the last year. The Council had been in agreement to provide a PILOT for the project that would have provided the Borough with tax revenue and as this was a private-public partnership was one of the reasons they were willing to do the PILOT because if it had been just the public institution the borough would not have received anything. Since a developer was buying property, building out and leasing to NJCU, so this was to him a game changer in terms of its use and whether or not he would be willing to support a PILOT program and becomes a new discussion as far as he was concerned. The reason for that is he believes the us e presented, whether it happens in our life time or not, is overload for what they are looking at. This was an urban campus, they were told they were building for classrooms and now there's a full-blown urban campus with an incredibly high density. The dormitory bothers him the most. The Borough is statutorily required to provide 720 housing units and this is an end-run around that number and argued that a dormitory is a residential use – not a non-residential use as FMERA has written down. The dorms do not mitigate the housing requirement and his argument is to them it is absolutely a residential use and if they want to talk about doing this project and declaring an Area in need of rehabilitation and the Borough approving this, they have to mitigate the housing number. It's one or the other as far as he is concerned and will express the same to Council at the next meeting. Councilman Proto also agrees with Mr. Whitson on the impact of the construction and just one lane in and one lane out and doesn't understand how a traffic study hasn't been performed and submitted with these plan amendments.

Mr. Whitson added if this was run by a developer, rented by the university, and then when lease expires could he turn around and use it as a commercial use. Councilman Proto answered he did not know the answer to that.

Mr. Motzenbecker apologized for being a couple minutes late. He asked if it was a public or private school. Comments included yes, public but the use was business not education. Mr. White stated that the Borough's zone is R-1 which is not compatible. He expressed concerns about the proximity of the water and impacts of drainage.

Chairman Widdis commented that had issues including height and whether the Borough's Fire Department could handle the heights with the equipment on hand and who would provide that, impacts on the police department, what's the definition of institutional and ancillary uses, parking for academic but the other uses as well, security, traffic mitigation – talked about but there's no plan, impacts on affordable housing.

Additional topics of concern included the deviation from the Borough's zoning and when would it, if ever, be the jurisdiction, the process of the vision plan.

Ms. Halpern asked to formalize her comments for the record. She has concern about the green community, the age of the building, the height of the building be extraordinarily over the Borough's vision, traffic flow, considering a dormitory of what industry standards have the square footage equaling 500 beds, high density housing, lab space, use of laboratories, materials, water, conditions, disposal, drainage, parking both for administration, students; the continued use of the project after the private developer and contractual agreement ends with tenant and the real strain on the Borough's *volunteer* fire department and first aid as well as the police department.

Mr. Davis' expressed biggest concern was going from public school to business use on the property – the amount of beds is a major concern and years down the road what happens to those beds. There should be some sort of restriction or classification to it to keep it a public entitiy.

Mr. Foster further commented that the intended use for former army hospital was a similar situation and was something to be brought up as a concern.

1. Motion to Prepare Resolution Dictating the Boards comments on Plan Amendment #13

RESULT:	**ADOPTED [9 TO 0]**
MOVER:	Daphne Halpern, Class IV
SECONDER:	James Whitson, Vice Chairman
AYES:	Widdis, Whitson, Davis, Proto, Foster, Kahle, Kleiberg, Halpern, Tvrdik
ABSENT:	Savarese
INELIGIBLE:	Motzenbecker

VI. Old Business - None

VII. New Business - None

VIII. Resolutions:

1. PR-19-05 Drucker, 11 Hiawatha Ave

   As the Resolution had been previously provided to the Board, Mr. Tilton summarized the Resolution. Mr. Whitson made a motion to approve the Resolution, which was seconded by Mr. Kleiberg and received the below roll call:

RESULT:	**ADOPTED [9 TO 0]**
MOVER:	James Whitson, Vice Chairman
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Davis, Proto, Foster, Kahle, Kleiberg, Halpern, Tvrdik
ABSENT:	Savarese
INELIGIBLE:	Motzenbecker

IX. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

X. Adjournment: As there was no further business, the meeting was adjourned at 8:25 pm on a motion by Councilman Proto, which was seconded by Mr. Foster and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary