BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● JANUARY 12, 2021

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

Municipal Building, 315 E. Main Street, Oceanport, NJ 07757

I. **Call to Order:** Mr. Kennedy called the meeting to order at 7:00 PM.

II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 4, 2021 of this virtual/remote meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site. Chairman Widdis 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.

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

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

V. **Oaths of Office:** Mr. Kennedy administered a group oath of office to the following:

1. Patty Cooper, Class I (Mayor's Designee)
2. Thomas Tvrdik, Class III (Council Liaison)
3. Darren Davis, Class IV
4. Robert Kleiberg, Class IV
5. John Kahle, Class IV
6. Michael Daley, Alternate #1

VI. **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	Remote	
Robert Kleiberg	Class IV	Remote	
Darren Davis	Class IV	Remote	
Michael Dailey	Alternate I	Remote	
Jacob Rue	Alternate II	Absent	
Jeanne Smith	Board Secretary	Remote	
Kevin Kennedy	Board Attorney	Remote	
William White	Board Engineer/Planner	Remote	

VII. **Election of Chairman:** Mr. Whitson made a motion to nominate Mr. Widdis as Chairman, which was seconded by Mr. Foster and unanimously approved by the Board with Mr. Widdis abstaining.

VIII. **Election of Vice-Chairman:** Mr. Kleiberg made a motion to nominate Mr. Whitson as Vice Chairman, which was seconded by Mr. Kahle and unanimously approved by the Board with Mr. Whitson abstaining.

IX. **Appointment of Board Secretary:** Mr. Whitson made a motion to appoint Jeanne Smith as Board Secretary, which was seconded by Mr. Kleiberg and unanimously approved by the Board.

X. **Board Business:**

1. PR-21-01 RESOLUTION APPROVING ANNUAL MEETING SCHEDULE FOR CY2021

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Patty Cooper, Mayor's Designee
SECONDER:	James Whitson, Vice Chairman
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Savarese, Kleiberg, Davis, Dailey
ABSENT:	Rue

2. PR-21-02 RESOLUTION APPOINTMENT OF BOARD ATTORNEY FOR CY2021

RESULT:	**ADOPTED [9 TO 0]**
MOVER:	Joseph Foster, Environmental Committee Liaison
SECONDER:	John (Jack) Kahle, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Savarese, Kleiberg, Davis
ABSENT:	Rue
INELIGIBLE:	Dailey

3. PR-21-03 RESOLUTION APPOINTMENT OF BOARD ENGINEER/PLANNER FOR CY2021

RESULT:	**ADOPTED AS AMENDED [9 TO 0]**
MOVER:	Robert Kleiberg, Class IV
SECONDER:	John (Jack) Kahle, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Savarese, Kleiberg, Davis
ABSENT:	Rue
INELIGIBLE:	Dailey

Correspondence:

1. PB2020-19 KBeeHaven LLC – Notification of Withdrawal

Ms. Smith was scheduled to continue from the November 10th meeting; advised of the Applicant's notice to withdraw the application as they no longer wish to pursue the project. Mr. Kennedy summarized the details of the resolution and what it means to dismiss without prejudice. Mr. Kennedy read the resolution for the record.

2. PR-21-04 Resolution of Dismissal without Prejudice - 196 Monmouth Blvd

RESULT:	**ADOPTED [9 TO 0]**
MOVER:	James Whitson, Vice Chairman
SECONDER:	Darren Davis, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Rue
INELIGIBLE:	Savarese

Ms. Smith indicated that the Board Rules and Regulations needed to be updated to reflect Board policies including start times which would be addressed at a future meeting.

XI. Old Business:

1. PB2020-18 Beim, Jake

CARRIED from November 10, 2020
177 Comanche Drive
Block 40. Lots 21 & 21.01

EXHIBITS:

A-7	Architectural Plans, 2 Sheets, prepared by Anthony Condouris Architects, last revised December 18, 2020.
A-8	Plot Plan Revised, 4 Sheets, prepared by InSite Engineering, last revised December 11, 2020
A-9	Maser Consulting Review Letter dated January 12, 2021

Mr. Kennedy reviewed the applications history and eligibility of Board members to participate. Mr. Kennedy also described additional exhibits submitted which were posted to the website and were marked as A-7, A-8, A-9.

Mr. White, Board Engineer/Planner was sworn in.

Mr. Hirsch, Applicant's Attorney, appeared and said they have an updated report based on new submissions. The revised plan now shows a 10' setback adjacent to the paper street and a 15' total of 25' on the opposite side of the property. Other variants that remain was the maximum permitted height 35', what was proposed was 37.75' and last the average rear setback towards the river requires was 106.5 based on an average of homes by the water. We are proposing 93.75'. There were revisions made on the architectural plans those revisions have been made.

Patrick Ward, Applicant's Engineer was sworn in.

Mr. Ward goes over their updated layout. The footprint of the dwelling and the patio have not changed. They added more detail and clarification of certain things. The big changes are the location of the home mostly from Mohican Avenue. They shifted the home to the North just under 7' to provide a 10' front yard to the Mohican Avenue right away. On the North side they have a 15' setback to the actual structure of the home. We are providing 15' to the North side because we have our generator and AC platform on that side, and we didn't want to encroach into the side yard. There's a series of stairs on the north side of the home that are well within the setback. The patio at the rear of the home is within the setback. The perimeter of that patio at the rear is proposed to be landscape beds so there will be two tiers of landscape beds and then there is the patio that that comes off the rear of the home it's still elevated above grade, but it's up at the living level of the home, not at to the existing ground level which is well within the flood zone there. They added on the North side of home a series of arborvitae to provide a buffer to the neighbor to the North. Mr. White in recent review letter requested not to have one species of trees to add a variety which they have done. They also adjusted some of the grades of the house by shifting the house to the North it allowed re grading of the driveway the driveway way is now 10' off Mohican Avenue. Mr. White suggested two discharge points down the north and south side of the home through the face of the bulkhead. We will oblige that and change the plans as a condition of approval. They're still requesting approval of building height at 37.75. The Board had requested verification about the ability for a car in the driveway. Not to have to back out to turn around. From the face of the garage door, we put a dimension of 20' trying to keep a reasonable distance from Mohican.

Chairman Widdis asked Board Engineer, Mr. White if he had any questions pertaining to the application.

Mr. White had a question about item number one regarding the grading along the Northern property line that concerns him. It made it a flat area or pinning area and that the drainage on the Northern side may have to be extended to pick this low point up. Mr. white also stated that he asked for a note to be placed in the plan that at the time of final grading that he'd be contacted so he can take a field visit and make sure that we don't need to extend that system.

Chairman Widdis asked for questions from the Board members.

Mr. Kleiberg asked what they plan on putting on the South side as far as planning goes now that they have a wider width? Mr. Ward said nothing is proposed at this time.

PUBLIC: Chairman Widdis opened the meeting to questions from the public for this witness only.

Celia Tannenbaum, 174 Comanche Drive, was sworn in and asked if there's any opportunity, when the house is being built and the grading is being done would they be able to do any grading improvement on the paper streets that way we don't have, a pond or puddle which happens all the time there?

Mr. Ward said they're making every attempt to improve the drainage and run off that comes from the house, but they cannot fix the street as its not their property.

As there was no one else from the public, Chairman Widdis closed that portion of the meeting.

Anthony Condouris, Applicant's Architect, was sworn in, and referring to Exhibit A-7, described the changes they made since the last meeting. On the 1st floor plan, he showed the pergola, the dimensions of the overhang which is a balcony for the 2nd floor, dimensioned the patio and the landscape terraces. They added windows where they weren't corresponding with the elevation. Took the staircase and had it run straight down rather than having a turn on it. That helped improve the setback on the North side. On the 2nd floor plans they provided more dimensions for the balcony. On the 3rd floor is more detailed about ceiling heights and sizes. They put in a note saying they will have a minimum of R38 insulation in the rafters which was requested by a board member. The square footage chart has been updated to reflect the correct square footages.

Chairman Widdis asked if any board members had any questions for Mr. Condouris at this time.

Mrs. Cooper asked if there is a rear elevation of the home? Mr. Condouris referred to page V2 of the plans to show elevation.

Mr. Foster asked what will the back of the garage look like to the property of the North? Mr. Condouris said it has three dormers and three windows. Mr. Foster asked about where the generator is being placed? Mr. Condouris said they will meet the minimums.

Chairman Widdis asked that all lighting face down.

PUBLIC: Chairman Widdis opened the hearing to questions from the public of this witness. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

PUBLIC: Chairman Widdis opened the hearing to comments from the public on the application. Ms. Smith said there were several emails from the public saying they were opposed to the application because they still believed it proposed a shorter setback than zoning permits. She provided the emails to the Board Attorney Mr. Kennedy.

Mr. Kennedy read the emails pertaining to the application.

As there was no one else from the public, Chairman Widdis closed that portion of the meeting.

Chairman asked if the Board had any comments.

Mr. Davis said the applicant has done everything possible to work with the requests and concerns of the Board. He suggests the Board votes to approve application.

Chairman Widdis asked for a motion.

Mr. Davis made a motion to approve the application subject to onsite inspection for the drainage issue of the North side of the home, the agreement to channel the drainage on both sides of the property to the river and request for down lighting on both sides of the property which was seconded by Mr. Whitson. Mr. Whitson commented that the entire process resulted in a better product as the Applicant listened to the Board's constructive suggestions.

Ms. Smith asked before the Board votes there is one more person from the public with a raised hand.

Alan Dalsass, 160 Comanche was sworn in. Mr. Dalsass expressed concern for the application but welcomed them to the neighborhood.

Ms. Smith confirmed that Board members Savarese and Dailey were not eligible to vote on the application.

Motion to Approve Application as Amended with Conditions

RESULT:	**ADOPTED AS AMENDED [8 TO 0]**
MOVER:	Darren Davis, Class IV
SECONDER:	James Whitson, Vice Chairman
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Davis
ABSENT:	Rue
INELIGIBLE:	Savarese, Dailey

2. PB2020-21 Somerset Development

CARRIED from December 22, 2020
Fort Monmouth Lodging Parcel
Signal Avenue
Block 110, P/O Lot 1

EXHIBITS:

A-11	Photo/Rendering of the Applicant's Westmont Home, 2 Sheets
A-12	Elevation/conceptual architectural rendering , prepared by Graviano, dated 12-2-20 (this exhibit is slightly different from what was prev. submitted)
A-13	HVAC Plan with Unit Example of Location
A-14	Photographs of Siding Treatment Products, 3 Sheets, January 12, 2021, prepared by Ken Gold of Somerset Development
A-15	Applicant Exhibit "E" - Existing Aerial, 1 Sheet; Exhibit "F" - Proposed Aerial, 1 Sheet; Exhibit "G" - Rendered Landscape Exhibit, 1 Sheet; prepared by Dewberry Associates
B-3	Fire Official Memo dated January 9, 2021

William White, Board Engineer was sworn in.

Mr. Bruno, Applicant's Attorney, said they were back tonight to address Boards issues and concerns from the last meeting. The following persons were sworn in: Mr. Panke, Traffic; Mr. Graviano, Architect; Mr. Ianelli, Engineer; Mr. Zucker, Applicant were sworn in.

Mr. Kennedy described and marked Exhibits A-11 through A-13.

Mr. Bruno provided an overview of the testimony presented last meeting and described the testimony to be made.

Mr. Graviano described revisions to the plans including the garage is unencumbered. All units added balconies that will be accessed from the dining room area on the second floor. On the 20' unit will have a balcony 20' long by 6' wide with enough room for a barbeque grill. The air condition units will be either mounted on top of the balcony or underneath. The 24' units will also have a 20' balcony and they're 8' deep because the ability to provide posts that are in four-foot islands between the driveway space. These units will have ground mounted AC units for all the 24 units. The 20' wide units on the ends will have AC units mounted on the garage. All units no matter the size will have a two-car garage with a 16' door. The units will also have 20' by 18' two car parking on each unit. They were able to bring all venting for the units to the rear of unit.

Mr. Bruno asked the Board if they had any questions for this witness.

Mr. Kahle asked if there is a fire code for having a grill with in 6' of a dwelling on a deck? Mr. Graviano said the grills would be limited to electric grills. Residents would not be able to have a propane or charcoal grill.
Mr. Whitson asked if the AC units were going on the balcony and how much they weigh? Mr. Graviano showed the unit and said they were designed for this use.

PUBLIC: Chairman Widdis opened the hearing to questions from the public of this witness.

Jordan Rizzo, 6 Carty Avenue, was sworn in. He asked if there were basements in the units. Mr. Graviano told Mr. Rizzo there will be no basements in any of the units.

As there were no more questions from the public, Chairman Widdis closed that portion of the meeting.

Mr. Zucker explained about the siding and product that they've selected for the materials and the trim and maintenance which was selected in mind of the coastal environment. They will use a high quality, well recognized, weather resistant vinyl and trim.
Mr. Zucker described an exhibit detailing the siding which was marked as **Exhibit A-14**. Referring to A-14, Mr. Zucker pointed out the product details of the vinyl and trim to be used and how in his opinion it displays an appearance like that of hardy board or cement board.

Mr. Bruno took questions from the board for this witness.
Mr. Daley asked if all the units are going to be wrapped in a double four monogram vinyl siding?
Mr. Bruno told Mr. Dailey that not all the units look alike. There are variable kinds of applications. There will be a combination of various materials being used throughout the community. There are 30 different buildings in the community each one of them is differentiated by some sort of design element or material texture. It is high quality and they would commit to the Monogram brand.
Chairman Widdis invited questions from the Board.
Mr. Dailey asked questions about materials to be used and if all units would be wrapped in double vinyl siding and was told, no, some have stone applications and provides different areas with different materials throughout the development and will vary. Mr. Graziano provided a description of the materials to be used including brick, brick dominated, siding, and the different building types are differentiated by a different material.
Mr. Davis commented his appreciation that they would be using a higher quality siding and hardy board material but if they intend for the units to be higher-end he would rather see a hardy board product instead of vinyl siding.
Mr. Foster asked if there was a way to make them less "cookie-cutter". Mr. Zucker responded that was the reason for variety of materials and different building types

PUBLIC: Chairman Widdis opened the hearing to questions from the public of this witness. Ms. Smith provided the participation details. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

Mario Iannelli, Applicant's Engineer, was sworn in and presented his qualifications and was accepted as an expert in the field of engineering. Mr. Ianelli provided testimony concerning the Site Plan, described the proposed development, the existing conditions, ranges of site elevations, flood hazard area details that impact about 100' into site from the creek, site drains in a northerly direction, existing outfalls described, described the ingress and egress streets in the area.
Mr. Ianelli next described additional exhibit pages which were marked as **Exhibit A-15**.
Mr. Ianelli continued with testimony regarding the existing buildings to remain with garage areas in the rear, with Building 270 being converted to (13) two-bedroom units and (7) 1-bedroom units for a total of 20 and building 271 being converted into (16) 1-bedroom units. Referring to the Landscape Plan in Exhibit A-15, described a loop road off of Signal Ave and another road that would link to that road; there are no proposed changes to Signal Ave, described parking for the two existing converted buildings; discussed the considerations taken when designing the site – increased parking in the area of Bennet and Signal Avenues; in response to last hearing considered areas to increase parking as well as identified other public parking areas; additional spaces added to Carty Ave (2), Signal (4) and Road A (2) so there are now 15 spaces for that area for guest parking in response to the concerns expressed last meeting. He described the parking for the individual units with the ability to fit 4 but for practical purposes was 3.5; there will be 78 on-street parking spaces to spread out and not concentrated in one area; additional revisions made to allow for the 10% requirement for interior landscaping. Also changed so that spaces were 23' long. In summary, they are providing 661 spaces based on RSIS where 414 were required.
Mr. Ianelli next provided testimony concerning circulation with roadways designed for a 30' width which complies with RSIS. There is no deviation from the width of the road. The only deviations that are associated with some of the roadway designs with RSIS are

radius around the 90-degree bends. The radius was designed with stripped areas for non-parking to allow larger vehicles to work around those radiuses. The streets are not narrow from a width perspective they meet RSIS. They provided exhibits to show the ability for the garbage truck to get back behind the alleys. They provided an exhibit for a WD 40 large tractor trailer to negotiate road A road B in the main network of roads. They provided a fire access circulation plan.
Mr. Ianelli brought up exhibit A-2 to go over stormwater and drainage. The sight drains from Signal Avenue towards Parkers Creek. They designed a system to accommodate the 25-year storm. The system is designed with 4 water quality units that will provide water quality before discharging into Parkers Creek.
Mr. Ianelli explained the lighting and landscape plans for the area. There are 116 poles, the poles are 14' tall a globe type fixature. The architects tried to create a street scape with the lighting. The goal of the landscape was to create the street scape effect as well. There will be street trees, some open green areas, benches along the creek area. On the North side of Signal there will 100 shade trees, 30 Evergreens and 60 Ornamental trees. On the Southern side of Signal there is 40 Shade trees, 13 ornamental trees and both sides will have foundation planting that will be detailed along each of the buildings.
Mr. Ianelli next addressed the Board Engineer's letter dated December 11, 2020. Items number 2 and 4 and the design waiver Section B, for where the 10% landscaping is required in the parking and the 23 feet long spaces versus 22 on the parallel. Waivers are not needed. They also agreed to raise the buildings along the stream to finished floor elevation 10.4 at the northeast corner. The building to the left must be raised 1/10 of a foot and the others must be raised 4/10 of a foot.
Mr. Ianelli referring to Exhibit A-4, reviewed the plan to subdivide the parcel into 3 lots, subject to the Tax Assessor, provided lot descriptions and dimensions, reviewed the need for separate lots for the senior units to comply with the housing law, maximum coverage variance resulting from the subdivision of those 2 other lots otherwise they are below the permitted overall.

Chairman Widdis asked for confirmation that all the proposed roads will be private and maintained by the homeowner's association which Mr. Bruno responded, yes, that's correct, but to be clear pointed out that the roadways that are outside of their lots are not private, such as a portion of Carty Ave.
Chairman Widdis invited questions from Mr. White and the Board for this witness.
Mr. White questioned Mr. Bruno regarding the agreement with FMERA that gives them the right to take back the roads and dedicate them to the Borough as it is unclear which roads will be dedicated. Mr. Bruno responded that it was their understanding was that the Borough did not want the roads but they are open-minded to dedicating the roads. Mr. White asked pointedly if their agreement with FMERA contains a clause to take back the roads. Mr. Bruno answered he was not aware of that clause. There is an agreement that there could be access conversations to be sure that all properties have access rights/easements.
Mr. White clarified that the application would not be creating the subdivision but would already be created through the purchase from FMERA and are only their for site plan approval which Mr. Bruno confirmed was correct.
Mr. White spoke about the expressed concern in the central grass area with the north-south orientation between the units and the light poles and lighting intrusion as they are very close to the units. Mr. Ianelli responded that he reviewed that with the owner, and the idea was to create a streetscape and was a common feature along brownstone type developments. They are willing to relocate them between units if that would minimize the effect. Mr. White answered yes, that would be helpful as the Borough receives complaints about the lighting.
Chairman Widdis asked Mr. White about the design waivers. Mr. White spoke to the waivers needed, most minor in nature. His recommendations were to waive the one for the foot candle at the property line as it was minor in nature and waive the requirement for indoor bike racks as last meeting there was testimony that they would provide bicycle storage and racks outside.
Chairman Widdis asked the walkway along Parker's Creek would be open to the public and was told yes. He asked how is the parking for that access being handled. Mr. Ianelli advised that as part of their CAFRA permit they had to allocate 4 spaces as part of the café project. In addition there are parallel parking spaces throughout the road system of the development.
Mr. Foster asked about the wet gardens by the river walk, they are raingardens and was told yes, they would have plantings as shown on the plan details. It was designed to aid with flood situations. Mr. Foster asked if they could put more in and was told they could, but they do also want to keep open lawn areas. They will investigate where additional plants could be placed.
Mr. Savarese asked if the white triangles were benches and was told yes. He asked about the coordinating of the walkway with adjacent developers. Councilman Tvrdik responded that he had reached out, the developer for Allison Hall will be working with Somerset to develop 12' of walkway that will connect with the riverwalk that goes behind RPM – different materials used which Mr. Bruno confirmed they have discussed to keep it consistent.
Mr. Savarese asked if the light fixtures being used would match other developers and was told yes, they want it to be consistent too.
Mr. Davis was satisfied that concerns had been addressed for parking, open areas, fencing and thanked them for a good presentation. Mr. Davis asked if the question concerning the staggering with the elevation of the power to the building had been addressed and was told yes.
Mr. Whitson complimented them for the dramatic improvements including the balconies, walkway and fence along Parker's Creek and parking but asked where will they put the snow in the event of heavy snowfall. Mr. Ianelli responded that there are common areas along the roadways, between buildings and near the creek and behind driveway C and would be scattered around, not in one area.
Mr. Dailey commented that the garage floor elevation looked addressed, Mr. Ianelli responded that it was the finished floors that would be raised to 10.4, not the garage levels which would be constructed with waterproof construction and were 1' above BFE.

Chairman Widdis asked if that included bedrooms on the first floor and was told all living areas would be at the 10.4.
Mr. Dailey asked if garbage would be private. Mr. Ianelli spoke with DPW and then the Borough's contractor and confirmed that they use 30' trucks (Roselle/Suburban" which can access all the roads and driveway lanes. Mr. Dailey expressed concern for when other vehicles park in those driveways would make it difficult for truck to move through and around. Mr. Ianelli added that they designed it per RSIS and based it on 30' vehicle works which he did confirm prior to the hearing.
Mr. Kleiberg asked again – would the Borough be picking up the garbage or would it be private. Mr. Ianelli responded that it was designed for public pick up.
Chairman Widdis asked Ms. Lelie if she was ok with the parking for the housing units but she deferred to Mr. White. As far as affordable housing, one building would be age-restricted and it appeared that the parking was close by.

PUBLIC: Chairman Widdis opened the hearing to questions from the public of this witness. Ms. Smith provided the participation details.

Liz Rizzolo, 5 Russel Ave, was sworn in and asked if the affordable buildings would have their own dumpsters or garbage cans. Mr. Ianelli advised that the buildings would have an interior trash room which would be put out on collections days. Ms. Rizzolo asked to repeat the total number of parking spaces. Mr. Ianelli reiterated the RSIS parking calculations and how they were met by the plan. She expressed concern that garages were small and people would not use them and the lack of storage areas and living on the next street over there is a parking issue. She asked how many spaces were public and was told there were no restrictions for the on-street parking spaces.

Lauren Baxter, 13 Russel Ave, was sworn in and asked questions about parking and street access; the parking behind the low-income housing, there are trees behind the affordable buildings and would they stay (some trees will come down to construct the parking lot and adding trees); dog walking, the width of alleys behind the units (20' wide).

Jordan Rizzo, 6 Carty Ave, previously sworn, expressed concern that the discussion on these important issues was being held at 11:00pm and hopes the concerns were being heard and asked if the next hearing could permit questions from the public on the topic. Mr. Bruno confirmed that they would bring the engineer and traffic engineer to the next meeting. Mr. Rizzo asked questions about parking availability especially near Carty Ave where he is. Mr. Bruno responded that they head his comment at the last meeting and RPM as well as FMERA would disagree and that ample parking was provided and they made every effort to add parking where possible. Discussion continued on the topic at length including how visitor parking would be addressed – they have put 15 spaces within reasonable distance to accommodate and exceed to the best ability they could.
As no one else from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

Due to the late hour, the Applicant requested to be carried to the first available meeting. After discussion on the date certain, the application was carried to the January 26, 2021 Meeting with no additional notice required.

XII. **Petitions from the Public:** Chairman Widdis opened the meeting to Petitions from the Public. Ms. Smith provided the participation details.

Mary Jo Balve, 2 Carty Ave, thanked them for the excellent presentation and asked how the construction would come through Oceanport Avenue if they could respond before the next meeting. Would it come through Barton. Mr. Ianelli deferred to the traffic engineer at the next meeting. Mr. Kennedy added that because the matter had been closed it was best to wait to the next meeting for further discussion on the topic.

As no one else from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

XIII. **Adjournment:** As there was no further business, the meeting was adjourned at 11:20 pm on a motion by Councilman Tvrdik which was seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary