BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● JANUARY 8, 2019

Reorganization **Maple Place School** **7:30 PM**

2 Maple Place, Oceanport, NJ 07757

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

II. Open Public Meetings Statement: Mr. Widdis stated this meeting complies with the Open Public Meetings Act by notification on December 28, 2018 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: Mr. Widdis led the audience, members of the Board in the flag salute.

IV. Oaths of Office: Mr. Kennedy administered the oaths of office to the following individuals:

Darren Davis	Class I (Mayor's Designee)
Robert Proto	Class III (Council Liaison)
Thomas Tvrdik	Alternate I
Eric Motzenbecker	Alternate II

V. 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	
Jeanne Smith	Board Secretary	Present	
William White	Board Engineer/Planner	Present	
Kevin Kennedy	Board Attorney	Present	

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

VII. Election of Vice-Chairman: Mr. Kleiberg made a motion to nominate Mr. Whitson as Vice Chairman, which was seconded by Ms. Halpern and approved by the Board with Mr. Whitson abstaining.

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

IX. Board Business:

1. PR-19-01 Resolution approving 2019 Meeting Schedule

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

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

2. PR-19-02 Resolution appointing Board Attorney

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

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

3. PR-19-03 Resolution appointing Board Engineer/Planner

As the Resolution had been previously provided to the Board, 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

4. Minutes, November 27, 2018

Chairman Widdis called for a motion to approve the Minutes of November 27, 2018, which was made by Mr. Whitson, seconded by Mr. Foster and approved by the eligible members of the Board.

X. Old Business: None

XI. New Business:

1. PB2018-12 James & Susan Drucker

   Proposed installation of an in-ground pool and associated concrete patio seeking relief for:

   Maximum Impervious Coverage: 37% permitted, 36.7% existing, 45.3% proposed

Exhibits

A-1 Land Use Development Application
A-2 Maser Consulting Review Letter dated November 28, 2018
A-3 Boundary and Topographic Survey prepared by InSite Surveying, dated Oct. 1, 2018

A-4 Pool Plan, 1 Sheet, prepared by InSite Engineering, dated Oct. 16, 2018
A-5 Aerial Photograph with Tax Lot Overlay, prepared by InSite Engineering, Jan. 8, 2019

The following persons were sworn in by Mr. Kennedy: William White, Board Engineer/Planner, James and Susan Drucker and Patrick Ward, Applicant's Engineer/Planner.

Mr. Ward provided his training, education and credentials and was accepted as an Engineer and Planner. He presented details of the pool plan, including location of proposed pool, existing conditions, proposed apron around the perimeter of the pool, existing drainage conditions and existing fence.

Chairman Widdis asked about the calculation of the impervious coverage. Mr. Ward explained the reasons contributing to the increase of 8 to 8.5%. There was discussion regarding the paver patio beneath the pergola. Mr. Whitson wanted clarification that there would be no drainage onto neighbors' properties, which Mr. Ward confirmed. Mr. Foster stated he did a site visit and noted that the yard was dry. He asked for further explanation of the drainage. Mr. Ward explained the drainage, plastic flexible pipe and residential landscape drainage system. Mr. Kahle asked if there would be a walkway planned for the area between the pool and rear paver patio. Mr. Ward stated it would be grass. Mr. Kleiberg asked about the fencing. Ms. Drucker advised that a neighbor's fence is part of their enclosure. Mr. Ward advised the gates will be modified to self-locking and outward opening. Mr. Ward advised the Applicants will comply with fence regulations by having their own fence. There was discussion regarding the concrete area round the pool and its contribution to the increase in impervious coverage. Chairman Widdis expressed a concern about light spillage. Mr. Ward advised there is no new proposed exterior lighting and the evergreen screen should prevent any spillage. Councilman Proto asked if the Applicants had explored any other size options to reduce the impervious coverage. Ms. Drucker explained she wanted a deep enough pool to avoid any diving accidents, despite the fact that there's no diving board. There was discussion regarding a pre-existing shed.

PUBLIC:
Chairman Widdis opened the meeting to the public for questions on this Application. As no one from the public wished to be heard, Chairman Widdis closed that portion of the hearing. Chairman Widdis opened the meeting to the public for any comments. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

Mr. Ward stated the Applicant is requesting a flexible C-2 variance for impervious coverage. He explained there will be no runoff impact from the proposed project. He outlined the benefits and negative aspects of the Application and stated the benefits of the application substantially outweigh its detriments.

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Ms. Halpern asked about the existing hedgerow. Mr. White replied that the replacement of the hedgerow could be a condition of approval, which the Applicant agreed to.

2. Motion to Approve Application

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

XII. Resolutions:

1. PR-18-23 Resolution of Approval - Peter Brown, 93 Main St

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

RESULT:	**ADOPTED [4 TO 0]**
MOVER:	Joseph Foster, Environmental Commission Liaison
SECONDER:	Robert Kleiberg, Class IV
AYES:	Foster, Kahle, Kleiberg, Tvrdik
ABSENT:	Savarese
INELIGIBLE:	Widdis, Whitson, Davis, Proto, Halpern, Motzenbecker

2. PR-18-24 Resolution of Approval - Terry Russell, 1262 Turf Dr

Ms. Smith advised that there were 2 corrections to the Resolution on Pages 2 and 5. The rear yard setback is identified as an existing condition, and it is not. Mr. Kennedy summarized the amendments to the Resolution. Mr. Foster made a motion to approve the Resolution as amended, which was seconded by Mr. Kleiberg and received the below roll call:

RESULT:	**ADOPTED [6 TO 0]**
MOVER:	Joseph Foster, Environmental Commission Liaison
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Proto, Foster, Kleiberg, Tvrdik
ABSENT:	Savarese
INELIGIBLE:	Davis, Kahle, Halpern, Motzenbecker

Chairman Widdis led discussion on the current status of various parcels at the former Fort Monmouth site. He explained that Squire Hall has been purchased and will be transformed into Jersey City University, which is pairing with Brookdale Community College. Mr. White stated which parcels are being purchased, buildings being demolished, and buildings being renovated. Ms. Smith explained there are 3 phases to the project. Councilman Proto advised in the later phases, a dormitory is proposed, and the Governing Body will investigate as to whether that would cover the Borough's affordable housing obligation. Chairman Widdis also asked Mr. White for a traffic study. There was discussion regarding the McAfee Center and additional discussion regarding parking and traffic at the proposed University. Chairman Widdis also advised that Somerset Development, who took over Bell Works, has expressed interest in the Lodging Area. Ms. Smith described the proposed development. Chairman Widdis reminded the Board members that FMERA makes decisions on use variances, although the Board does have input regarding site plans. Councilman

Proto stated that Governing Body and Administrator have been increasingly engaged with FMERA. He noted that the redevelopment at the former Fort through RPM was changed. Originally, there were to be 24 affordable housing units out of the 48 rentals and no Section 8. Instead, there are now 8 or 9 Section 8 rentals and 37 children have been added from the 24 affordable housing units. The 24 market rate units have not been rented. There was additional discussion regarding the final number of 720 units, affordable housing, the homeless shelter and development of senior housing.

XIII. 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.

XIV. Adjournment: As there was no further business, the meeting was adjourned at 8:38 pm on a motion by Mr. Whitson which was seconded by Mr. Kahle and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary