

**OCEANPORT PLANNING BOARD
MINUTES
October 11, 2016**

Chairman Widdis 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 15, 2016, publication on January 21, 2016 and by the posting of same on the municipal bulletin board and Borough Web Site."

Chairman Widdis led the flag salute.

MEMBERS PRESENT: Mr. Foster, Councilwoman Cooper, Mr. Sullivan, Mr. Whitson, Mr. Kahle, Mr. Fichter, Mr. Proto, Mr. Widdis, Mr. Wible (entered at 7:38)

MEMBERS ABSENT: Mr. Savarese, Mr. Kleiberg

OFFICIALS PRESENT: Jeanne Smith, Board Secretary, Rick DeNoia, Esq. Board Attorney, Borough Planner, Kendra Lelie for Clark Caton Hintz

BOARD BUSINESS:

1. Minutes of the meeting of September 13, 2016 were approved on a motion from Mr. Whitson and a second from Mr. Foster and approved by the eligible Board members.
2. Master Plan – Public Hearing on Proposed Amendments to Goals/Objectives, Land Use Element and Community Facilities Element.

Kendra Lelie, Professional Planner, reviewed the three elements of the proposed updates to the Master Plan describing the Goals and Objectives as the overall view of the Borough, which are the overarching goals of the municipality. The Master Plan addresses land uses, social and community goals and objectives and economic development. One of the goals is resiliency, which means the Borough has the ability to adapt and thrive when faced with stresses and shocks. The proposal has six elements: preserve and enhance the community character; protect and renew natural resources and create manmade resources that aid in flood protection; bolster multi-modal travel opportunities; promote complimentary commercial uses in redevelopment areas; convenient public facilities; high quality of life for residents.

She explained that the resiliency framework contains four categories: health and wellbeing; economy and society; infrastructure and environment; leadership and strategy. The proposal recommends adopting policies to protect vulnerable populations (elderly, low/moderate income and disabled), diversifying livelihoods and employment and safeguards for human health and life. The plan recommends zoning for educational and medical uses, diverse housing and emergency shelter. Additionally, the plan proposes multi-modal connections to promote opportunities for an active lifestyle and connections to community facilities and public spaces. Another goal is a sustainable economy through business diversity. Another suggestion is to streamline the review process for developers. Ms. Lelie stated the plan recommends creating a transportation network which will provide connections between people, community facilities and services. The plan recommends broadening communication to provide residents with information during an emergency event. The report encourages communication with FMERA regarding the impact traffic will have on the Borough's streets and to request a Traffic Impact Study and Analysis. The plan addresses the challenges associated with redevelopment at Ft. Monmouth and Monmouth Park Racetrack and connections to the Village Center.

The plan also identified existing community facilities and the related challenges. The plan recommends continued communication with the Board of Education regarding schools. Another recommendation was that the municipal complex be accessible to the residents.

Chairman Widdis asked if Board members had any questions. Mr. Wible asked if receiving grant money

was contingent on adopting the Master Plan. Ms. Lelie replied it was not. He advised that he read the Master Plan from the '60s and '70s, which included Master Plans from neighboring communities as appendices. He suggested adding the current version of the Ft. Monmouth Redevelopment plan and the Board of Education's 2008 long range plan as appendices to the Borough's Master Plan. He requested clarification regarding actions that may need to be initiated by the Board. Ms. Lelie stated that the Board would have to take action on new elements. The Master Plan lists all recommended policy changes.

Mr. Whitson expressed concern regarding the impact on transportations with new development. Ms. Lelie replied that the circulation element is essential and is a clear concern. The Board must establish how to mitigate the impact. She suggested the Board review and prioritize the recommendations.

Mr. Kahle asked further questions regarding traffic studies and the process. Ms. Lelie stated the Board would need a budget to hire a consultant to prepare a circulation element. That report would become part of the Master Plan and then recommendations could be made to the Governing Body.

Ms. Smith noted that the 2017 budget is being prepared. She suggested that now is the time to request specific budget items and that the Board should request an estimate to be submitted for consideration. There was discussion regarding including the East Main Street plan and the Monmouth Park redevelopment in the circulation element.

Mr. Sullivan also expressed concern regarding traffic, the development of Ft. Monmouth and the Board's limited control. He stated there are issues regarding assimilating Ft. Monmouth into the Borough's plans. There was further discussion regarding the traffic impact. Ms. Lelie suggested the Board review the Borough's 2008 vision plan for Ft. Monmouth and stressed the importance of communication with FMERA to ensure that the development at Ft. Monmouth does not have a negative impact on the Borough.

Mr. DeNoia expressed concern regarding traffic passing through Oceanport to get to Red Bank and that the opening of Ft. Monmouth will exacerbate that problem. He suggested that neighboring municipalities are going to suffer as well.

Ms. Smith stated it was her understanding that there was still grant money available. Ms. Lelie confirmed that there were funds available. Ms. Smith asked if the circulation element and other studies would qualify for that grant funding. Ms. Lelie stated that it would be. Councilwoman Cooper also noted there would be increased traffic due to the opening of Rt. 537 from Rt. 35 to Oceanport Avenue and asked if that could be included in the circulation element. Ms. Lelie will check with the Department of Community Affairs.

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 hearing.

Chairman Widdis stated that the Master Plan is going to require investments of time and money. He expressed concerns that the emergency communications are up to date, and it is an important component to protect the Borough. He also discussed the Borough's need for Monmouth Park to allow parking and establishing temporary housing during emergency situations. He expressed his disappointment regarding flapper valves. Councilwoman Cooper stated that Borough Administrator Ray Poerio, in anticipation of Hurricane Matthew, had the 44 check valves cleared. There was discussion regarding the opening of Rt. 537.

Mr. Wible stated that Ft. Monmouth is currently zoned R-1. The zoning doesn't reflect the Borough's vision. He believes that as it is redeveloped, the Board will have to contemplate projects on an individual basis. He suggested reviewing the zoning of Ft. Monmouth and changing the zoning to reflect how it will be used in the future. There was discussion regarding planning ahead for changing zoning.

Liz McEnroe, 32 Comanche Drive, asked about the status of a new borough hall. Councilwoman

Cooper stated that there will probably be a public hearing next month to get input from residents. The Governing Body is working on gathering information and appraisals. There was discussion regarding ownership of Ft. Monmouth and Monmouth Park.

Mr. Proto had additional questions regarding ownership of Ft. Monmouth and the Borough's inability to make zoning changes which were discussed.

Chairman Widdis asked for a motion to adopt the amendments to the Master Plan, which was made by Mr. Wible and seconded by Councilwoman Cooper. The motion received the following roll call:

AYES: Mr. Whitson, Mr. Wible, Councilwoman Cooper, Mr. Kahle, Mr. Fichter, Mr. Proto, Mr. Widdis
NAYS: Mr. Foster
ABSTAIN: Mr. Sullivan
ABSENT: Mr. Savarese, Mr. Kleiberg
INELIGIBLE: None

Ms. Smith stated the motion carried.

Mr. Wible asked if there was going to be a request for an estimate for a circulation element. Ms. Smith advised that the Board can authorize her to prepare requests for proposals, quotes or estimates. She has been asked to obtain same for redo of the zoning and land use ordinances. She could build off that and prepare a request for a circulation element. Chairman Widdis asked that the proposal include both Ft. Monmouth and Oceanport. Ms. Smith will work with Ms. Lelie to determine if the grant money could be applied to the cost of preparing the circulation element. Mr. DeNoia suggested regionalizing the concept to increase the probability of grant coverage.

RESOLUTION:

3. PB2016-08, Kelly, Michael, 7 Main Street. As the Resolution was made available to the Board previously, Mr. DeNoia summarized the Resolution, noted a typographical error, which was corrected after which Mr. Foster made a motion to approve and was seconded by Mr. Whitson. The motion received the following roll call:

AYES: Mr. Whitson, Mr. Wible, Mr. Foster, Councilwoman Cooper, Mr. Sullivan, Mr. Kahle, Mr. Proto, Mr. Widdis
NAYS: None
ABSTAIN: None
ABSENT: Mr. Savarese, Mr. Kleiberg
INELIGIBLE: Mr. Fichter

Ms. Smith stated the motion carried

PUBLIC:

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

Ms. Smith reminded members of the Board that mandatory training was scheduled Saturday, October 15th, 2016. Mr. DeNoia offered assistance if any Board member needed it.

ADJOURNMENT: As there was no further business, the meeting was adjourned at 8:43 p.m. on a motion by Mr. Proto which was seconded by Mr. Wible and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary