

**OCEANPORT PLANNING BOARD
MINUTES
November 10, 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 October 31, 2016 and by the posting of same on the municipal bulletin board and Borough Web Site."

Chairman Widdis led the flag salute.

MEMBERS PRESENT: Councilwoman Cooper, Mr. Foster, Mr. Kleiberg, Mr. Kahle, Mr. Savarese, Mr. Whitson, Mr. Widdis

MEMBERS ABSENT: Mr. Wible, Mr. Sullivan, Mr. Fichter, Mr. Proto

OFFICIALS PRESENT: Jeanne Smith, Board Secretary, Rick DeNoia, Esq., Board Attorney, Borough Planners, Clark Caton Hintz/Michael Sullivan, Kendra Lelie

BOARD BUSINESS:

1. Minutes of the meeting of October 25, 2016 were approved as presented on a motion from Mr. Whitson and a second from Mr. Kleiberg and approved by the eligible Board members.

2. Clark Caton Hintz – E. Main Street and Monmouth Park Redevelopment studies
Michael Sullivan provided a review of the work previously conducted between the Borough and Clark Caton Hintz. He discussed the Monmouth Park Redevelopment Plan, which was created to facilitate the retention and preservation of the racetrack and to provide a framework where an expansion of the permitted uses could be allowed. He stated that while the Governing Body has the ability to adopt the plan, the Planning Board is taking the lead role in the redevelopment of the Monmouth Park Redevelopment plan. He explained that the expansion could include entertainment, restaurant and gambling uses. The concept plan is a suggestion for how the redevelopment could occur. The resilience aspect would permit and encourage structures to protect the existing facilities from flood impact and to retain parking and open space, and provide possible short-term housing for residents affected by future flood events or emergencies. He requested that the Board recommend that the Governing Body adopt the redevelopment plan as an ordinance.

Chairman Widdis asked if the redevelopment plan would go to the Governing Body and when a public meeting would be held. Mr. Sullivan advised the public hearing for the East Main Street plan would be held at the November 22, 2016 Planning Board meeting. Ms. Smith asked if there were any official action required. Mr. Sullivan replied that the Board could have a motion and send correspondence with the motion. Chairman Widdis asked if any members of the Board had questions. Mr. Foster asked about transportation and traffic control, specifically how it would blend in at the Village Center and egress and ingress for Monmouth Park and whether there are plans to change the current status. Mr. Sullivan stated there were no major changes to circulation, but the concept is to integrate the Monmouth Park entrance with the community and to change the entrance from a vehicular entrance to pedestrian. There was discussion regarding increased traffic that would accompany the redevelopment. Mr. Sullivan stated that a traffic impact analysis and public infrastructure were not part of this study. If a developer came forward with a proposal, the Board should request those studies. Most likely, the County and State would require them also. Ms. Lelie commented that if the plan is adopted by the Governing Body, it does include a requirement for a traffic impact statement. Mr. Kahle asked what would happen if the State decided to sell the racetrack property and what sort of input Oceanport

would have. Mr. Sullivan stated that if the Redevelopment Plan was adopted and replaces the existing zoning, any developer would have to comply with the Redevelopment Plan. He noted that meetings had been held with the operators of the racetrack, and the ideas from their studies were similar to those proposed in the Borough's Redevelopment Plan.

Mr. Kleiberg expressed his displeasure with the traffic flow from Ft. Monmouth to Oceanport Avenue and Port Au Peck. Ms. Lelie noted that the Redevelopment Plan acknowledges the existence of a County plan for a by-way, which if it came to fruition, the Redevelopment Plan would need to be re-evaluated. Mr. Sullivan stated that from a planning standpoint, it didn't make sense to bisect the large area to allow for flexibility. Councilwoman Cooper added that the County is monitoring traffic on Oceanport Avenue with a counter located south of the entrance to 537 and one will be installed north. Chairman Widdis suggested installing a counter by Borough Hall. Mr. Foster questioned if the measurements of expected traffic would be accurate compared to what will actually be there. Councilwoman Cooper stated the counter was in place and will continue after Rt. 537 re-opens. Chairman Widdis mentioned that at one point in the past Monmouth Park had proposed vacating Oceanport Ave. and installing a new road. There was discussion regarding development of both sides of the street, store frontage and parking. Mr. Sullivan stated the plans were developed for a 20 to 30 year period, and the plan can be amended to accommodate developer's needs. There was further discussion about whether or not there was any residential component. Councilwoman Cooper briefed the Board that the Borough is currently in negotiations with Fair Share Housing to settle its third round affordable housing obligation and that residential component is something they have been pushing for.

Mr. Kahle again expressed his concerns on traffic and asked if there would be a transportation hub. Mr. Sullivan stated that the plan attempts to show a central location. As there were no more questions from the Board, Chairman Widdis called for a motion to recommend that the Governing Body adopt the Monmouth Park Redevelopment Plan, which was made by Mr. Whitson and seconded by Mr. Foster and approved by the Board.

Chairman Widdis then raised the East Main Street Urban Design and Resiliency Plan. This is the second review by the Board. Previous recommendations were made regarding traffic. Ms. Lelie summarized the two previous plans: (1) mixed use, with commercial on the ground floor and residential on the second and third levels and (2) all residential. The overall preferred plan shows mixed use in one area and residential in one area. To address the concern of parking versus density, the plan provided a range of residential units. Mr. Sullivan stated it is an urban design and resiliency plan for the East Main Street area to be able to adapt to rising sea levels and flood events. It contains a series of design principles and directions in terms of urban design, community design and resiliency and adaptation aspects that is ripe for adoption as part of the Master Plan.

Chairman Widdis noted that the traffic concerns for the East Main Street area were similar to those at Monmouth Park. Mr. Sullivan agreed. Chairman Widdis asked if any Board members had questions. Mr. Whitson expressed a concern about the 1.2 parking ratio. He suggested raising the ratio and negotiating it lower with a future developer. Mr. Sullivan stated the density of the development is flexible. There was further discussion regarding the parking ratio. Mr. Sullivan advised the language could be modified.

As there was no further questions, the Board directed the Secretary to schedule Public Hearing for the consideration of the E. Main Street Urban Design and Resiliency Plan as an Appendix to the Master Plan for the November 22, 2016 meeting and to perform the required notifications in accordance with law which was motioned by Mr. Foster and seconded by Councilwoman Cooper and approved by the Board. Mr. Sullivan advised that he would forward modified language concerning the parking ratios prior to November 22nd for the Board's consideration.

RESOLUTIONS:

- 3. PB2016-07 Silkworth, William, 8 Shore Road - As the Resolution was made available to the Board previously, Mr. DeNoia summarized the Resolution after which Mr. Whitson made a motion to approve the resolution which was seconded by Mr. Kleiberg and received the following roll call:

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

Ms. Smith stated the motion carried.

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.

ADJOURNMENT: As there was no further business, the meeting was adjourned at 8:14 p.m. on a motion by Mr. Foster which was seconded by Mr. Whitson and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary