

**PLANNING BOARD
TOWNSHIP OF BARNEGAT – COUNTY OF OCEAN
STATE OF NEW JERSEY**

**MINUTES OF MEETING
JUNE 26, 2012
7:30 P.M.**

MEMBERS PRESENT: Ralph Dawes, (Chair), Anthony Altomare (Vice Chair), Jerry Harper, Albert Bille, Louis Fischer, Jack Leonardo, Jan Wicks, Robert Doherty, William Wiseman, Dorothy Ryan (Alternate I), Sara Winchester (Alternate II)

ALSO PRESENT: Stacey M. Daniels, Acting Secretary to the Board, John J. Hess, P.E., P.P., C.M.E., (Birdsall Engineering, Inc.), Board Engineer, Michael McKenna, Esq., (Hiring, Gannon & McKenna), Board Attorney, Scott D. Taylor, (Taylor Design Group), Board Landscape Architect

FLAG SALUTE

OPEN PUBLIC MEETINGS ACT

NOTICE OF CURFEW

FIRE EXITS

ROLL CALL OF MEMBERS AND CONSULTANTS

BUSINESS OF THE BOARD:

MASTER PLAN/LAND USE ORDINANCES:

A. ESTABLISH A MEETING DATE

Mr. Dawes commented there was a slight delay with the Master Plan due to funding being available. An estimate has been obtained from Birdsall regarding the open action items that are required to be completed by the state for their final approval. There was a discussion regarding the two available dates for the second week of July and agreed to meet Tuesday, July 10, 2012, at 7:00 p.m.

APPROVAL OF MINUTES:

January 11, 2012 – Reorganization Meeting

Motion by Mr. Leonardo to approve; second by Committeeman Bille.

Aye: Leonardo, Bille, Doherty, Wicks, Winchester Wiseman, Dawes

Motion carried.

January 24, 2012 – Regular Meeting

Motion by Committee Bille to approve; second by Mr. Wiseman.

Aye: Bille, Wiseman, Doherty, Fischer, Leonardo, Wicks, Winchester, Altomare, Dawes

Motion carried.

February 28, 2012 – Regular Meeting

Motion by Mr. Leonardo to approve; second by Ms. Ryan.

Aye: Leonardo, Ryan, Bille, Doherty, Fischer, Wicks, Winchester, Wiseman, Altomare Dawes

Motion carried.

CORRESPONDENCE:

Mr. Hess asked if he could be provided with a copy of the April 30, 2012 letter from the Pinelands Commission.

RESOLUTIONS:

**A. RESOLUTION NO. P-2012-16
GUNNING RIVER ROAD
VARIOUS BLOCKS AND LOTS
RECOMMENDATION OF PROPERTY IN NEED OF REDEVELOPMENT**

Mr. McKenna reviewed the resolution.

Motion by Mr. Harper to adopt; second by Mr. Doherty.

Aye: Harper, Doherty, Leonardo, Ryan, Wicks, Winchester, Wiseman, Dawes

Motion carried.

**B. RESOLUTION NO. P-2012-17
DOCKET NO. PB 12-07
OCEAN COUNTY HEALTH DEPARTMENT
BLOCK 262, LOT 27
20 COLLINSTOWN ROAD
COURTESY REVIEW
APPROVAL OF WAIVER OF SITE PLAN**

Mr. McKenna reviewed the resolution.

Motion by Mr. Wiseman to adopt; second by Leonardo.

Aye: Wiseman, Leonardo, Bille, Doherty, Harper, Ryan, Wicks, Winchester, Wiseman, Dawes

Motion carried.

**C. RESOLUTION NO. P-2012-18
DOCKET NO. PB 03-31
TEDESCO HOMES, INC.
GUNNING HILL ESTATES
BL 114.54, LOT 15.04
APPROVAL OF REVISED PHASING SCHEDULE
FOR AFFORDABLE HOUSING UNITS**

Mr. McKenna reviewed the resolution.

Motion by Ms. Ryan to adopt; second by Mr. Harper.

Aye: Ryan, Harper, Bille, Doherty, Leonardo, Wicks, Winchester, Wiseman, Dawes

Motion carried.

**D. RESOLUTION NO. P-2012-19
DOCKET NO. PB 09-18
FOUR SEASONS @ MIRAGE HOMEOWNERS ASSOCIATION
BLOCK 95.24, LOT 43
RECREATIONAL FACILITIES
APPROVAL OF FIELD CHANGE – SHADE STRUCTURE**

Mr. McKenna reviewed the resolution.

Motion by Mr. Wicks to adopt; second by Ms. Ryan.

Aye: Wicks, Ryan, Bille, Doherty, Harper, Winchester, Wiseman, Dawes

Motion carried.

**E. RESOLUTION NO. P -2012-20
DOCKET NO. PB 02-54
HAMPTON RIDGE, LLC
HAMPTON RIDGE
BLOCK 114.66, LOTS 1-36
BLOCK 114.67, LOTS 1-10
APPROVAL OF FIELD CHANGE – ELIMINATION OF SOD**

Mr. McKenna reviewed the resolution.

Motion by Mr. Doherty to adopt; second by Committeeman Bille.

Aye: Doherty, Bille, Harper, Leonardo, Ryan, Wicks, Winchester, Wiseman, Dawes

Motion carried.

INFORMALS: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

**A. DOCKET NO. PB 05-23
GRECO JEWELERS
267 SOUTH MAIN STREET
BLOCK 174.01, LOT 29
FIELD CHANGE – BREEZEWAY**

Tony Greco, sworn.

Mr. Greco explained the proposed breezeway between the two buildings. The materials used to construct it will be consistent with the other two buildings. Mr. Hess commented any approval by the Planning Board would be conditioned upon a full application to the construction department and compliance with all requirements. There was a discussion regarding the pitch of the roof and colors of the buildings.

Motion by Ms. Ryan to open to the public; second by Mr. Fischer.

All voted aye. Motion carried.

Mr. Dawes noted for the record there was no public comment.

Motion by Mr. Harper to close to the public; second by Committeeman Bille.

All voted aye. Motion carried.

Motion by Mr. Harper to approve; second by Committeeman Bille.

Aye: Harper, Bille, Doherty, Fischer, Leonardo, Wicks, Wiseman, Altomare, Dawes

Motion carried.

**B. DOCKET NO. PB 12-04
WALTERS DEVELOPMENT CO., LLC
BLOCK 144.01, LOT 5.01
BARNEGAT BOULEVARD NORTH & ROSE HILL ROAD
PRELIMINARY AND FINAL MAJOR SUBDIVISION**

Damien O. DelDuca, Esq., representing the Applicant

Edmond C. Speitel, P.E., P.P., sworn.

Mr. Hess summarized his review letter.

Mr. Taylor summarized his review letter.

Mr. Speitel placed his credentials on the record.

Motion by Mr. Leonardo to accept as an expert witness; second by Mr. Fischer.

All voted aye. Motion carried.

A-1 Cover Sheet

Mr. Speitel testified the water/sewer laterals as well as the curb depressions were installed prior to the repaving of Rose Hill Road. There is a request for a wavier of the perimeter buffer on the site. There has been discussions with Mr. Taylor regarding adding the buffer at the corner of Barnegat Boulevard North and Rose Hill Road. Mr. Speitel testified regarding reforestation explaining the calculation would be based on the four proposed lots. Mr. Speitel testified to the waivers being requested and the topography of the property. Mr. Hess commented the sloping along Barnegat Boulevard was man made by the county when they built the Barnegat Boulevard North extension.

Mr. DelDuca noted for the record there is no more money due to Menk for reimbursement of sanitary sewer, nor would the Applicant be connecting to those facilities. Mr. Hess advised the comment is being carried due to the litigation. He stated technically they are within the drainage area that was spelled out for the reimbursement; this issue will have to be discussed with the township.

Mr. Speitel testified the street trees were depicted in the front yard but they are going to be moved up toward the street and a five foot wide shade tree easement along the right of way. There was a discussion and clarification regarding the request for the waiver of the buffer being for three of the four sides. Mr. Speitel testified to the drywells and their capacity.

Motion by Mr. Doherty to open to the public; second by Mr. Altomare.

All voted aye. Motion carried.

Mr. Dawes noted for the record there was no public comment.

Motion by Mr. Harper to close to the public; second by Mr. Fischer.

All voted aye. Motion carried.

Mr. McKenna summarized the application.

Motion by Mr. Harper to approve; second by Mr. Leonardo.

Aye: Harper, Leonardo, Bille, Doherty Fischer, Wicks, Wiseman, Altomare, Dawes

Motion carried.

**C. DOCKET NO. PB 08-22
CARDINALE & BARNEGAT CROSSING ASSOCIATES, LLC
BLOCK 92.111, LOTS 24.10, 24.11 & 24.12
LIGHTHOUSE DRIVE
BARNEGAT CROSSING
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN**

Mr. McKenna noted for the record this application is being carried with no further notice to the July meeting.

OPEN MEETING FOR GENERAL PUBLIC COMMENT:

Motion by Mr. Fischer to open to the public; second by Ms. Ryan.

All voted aye. Motion carried.

Joe Aiello, Aphrodite Drive, sworn.

Mr. Aiello inquired regarding the Board's obligation to grant waivers. Mr. Dawes commented each application, and the character of the application is unique, and with input from the Board's professionals, the Board determines if it is a reasonable request. Mr. Aiello commented his concern is for the soil testing. Mr. Hess advised with the initial application for the apartments there was a full EIS submitted with all the necessary testing.

Motion by Mr. Doherty to close to the public; second by Mr. Wiseman.

All voted aye. Motion carried.

(Whereupon the Board took a recess; proceedings then continue as follows:)

LITIGATION/EXECUTIVE SESSION: P-2012-22

Motion by Mr. Altomare to go into executive session; second by Mr. Fischer.

All voted aye. Motion carried.

(Whereupon the Board went into executive session; proceedings then continue as follows:)

APPROVAL OF VOUCHERS: P-2012-21

Motion by Mr. Harper to approve; second by Ms. Ryan.

Aye: Harper, Ryan, Bille, Doherty, Fischer, Leonardo, Wicks, Winchester, Wiseman, Altomare, Dawes

Motion carried.

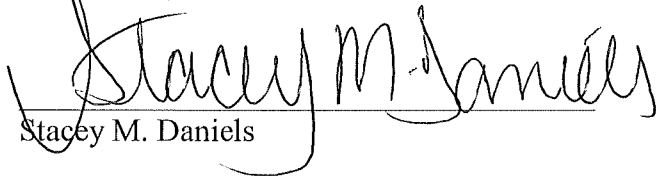
ADJOURN MEETING:

Motion by Ms. Ryan to adjourn the meeting; second by Mr. Wiseman.

All voted aye. Motion carried.

(Meeting adjourned 9:05 p.m.)

Respectfully Submitted,


Stacey M. Daniels