

A Regular Meeting of the **BERKELEY TOWNSHIP PLANNING BOARD** was held on May 3, 2012 7:30P.M at the Municipal Building, 627 Pinewald Keswick Road, Bayville, New Jersey.

Roll Call, Present were Chairman Anthony DePaola, Mayor Carmen F. Amato and Board Members, Jack Wiegartner, Robert Winward, Catherine Demand, Councilwoman Fran Siddons, Dominick Lorelli and Brian Gingrich. Also attending were, Alan Dittenhofer P.E. Board Engineer, Jim Oris P.P. Board Planner, Gregory McGuckin Esq., Board Attorney, Attorney; Donna Rado for Linda Sullivan-Hill C.S.R., Board Court Reporter, and Melissa Wiegartner, substituting for Planning Board Secretary.

REGULAR MEETING AGENDA BERKELEY TOWNSHIP PLANNING BOARD

Chairman DePaola led the Flag Salute and read the public announcements.

Consideration of Agenda Application

Applicant: Kenneth J. Austin **PB# 11-674**

Type of Application: Minor Subdivision
Block: 233 Lots: 15-20
Address: Kent Place & Hopedale Drive N.E.
Project: Create 2 conforming residential lots
Engineer: Les Ramdeen, PE
Action: Public Meeting, Discussion and Consideration of Application.

Ken Austin Owner is sworn in, explains to the Board. There are No Variances being sought, property is in a R150 Zone, is located at the intersection of Kent Place and Hopedale Drive North East, almost double than required. Will get a tree removal permit, no waivers being sought, will be well and septic; Hopedale Drive is a vacated Street. Taking a couple lots consolidating them into 2 oversized conforming lots on a previously bonded road partially under construction, really just changing lot line. The property contains approximately 15,000sf in area and is currently.

Mr. Oris goes over the April 11, 2012 letter from T & M Associates. The applicant has stipulated that he will comply with all terms and conditions set forth in the review letters of the Board's consulting professionals.

Mr. Dittenhofer asks Mr. Austin to have his engineer contact him regarding proof of street vacation as well as the 10 foot shade tree easement requirements.

Mr. Winward makes a motion to approve the application, Ms. Siddons seconds, the Application is unanimously approved by all board members.

Applicant: Ocean, Inc. – Eagle's Nest **PB# 12-003**

Type of Application: Road Improvement Plan
Block: 546 Lots: 20-25
547 1-6
550 20-25
551 1-6 & 45-50
557 45-50
571 20-31
Address: Elizabeth Avenue
Project: Construct roadway improvements along Elizabeth Avenue to accommodate 6 residential lots.
Attorney: Stephen E. Smith, Esq.

Engineer: William Stevens, PE
Action: Public Meeting, Discussion and Consideration of Application.

William Stevens Engineer, Steven Smith Attorney, and Ted Gooding CEO of Ocean Inc. are all sworn in. They explain to the Board, this is a 6 unit Sub-division for Single Family Homes three or four ranch style homes and one or two Bi-Level homes. Not looking for a subdivision. Will charge rent based on income. Seeking waivers from sidewalks as it is not affordable and funding is hard. These homes will not be for sale. The lots were given to Ocean Inc. from Berkeley Township. Ocean Inc. will be responsible to maintain all units themselves, the homes will blend in with the community. Currently there are more than 250 people on the waiting list and turnover time for Ocean Inc. is usually between four and five years.

The units Ocean Inc. builds are usually three bedroom units. Homes will conform to the neighborhood. Mr. Stevens explains that currently the road is not improved at all and they are proposing to construct a road between Eastern and the Harding Right of Way. There will be no outlet besides Eastern Blvd. Usually the homes average three persons per household.

Mr. McGuckin asks are there currently any sidewalks in the area, or surrounding streets?

Mr. Stevens explains only a small piece of a street does.

Mayor Amato asks if Ocean Inc. owns any other lots on that road?

Mr. Stevens answers yes, however they are two lots at the very end and hopefully in the future they will be able to develop those lots.

Mr. Oris refers to his letter dated March 30, 2012 with regard to the maintaining of the retention basin.

Mr. Stevens states that the applicant would like to construct the basin at the end of Elizabeth Avenue on Block 571, Do not propose a fence, it will be woods with maximum depth will be 4ft will more likely be more like 3 feet.

Mr. Wiegartner is concerned with children's safety and no fence around the basin.

Mr. Winward is concerned if something was to happen would the town be responsible?

Mr. McGukin advises Board that the Town would not be responsible as it is private property.

Mr. Dittenhofer asks if it is correct that the basin will be with no discharge, and Mr. Stevens states that is correct.

Mr. Dittenhofer asks if revised plans will be submitted for Resolution Compliance, and Mr. Stevens says yes.

Cathy Barrella and Kurt Hartig from the public are sworn in and advice Board to stop traffic like other streets in neighborhood there should be a fence installed at the end of Harding Avenue.

The Board states that if approved the applicant shall provide revised basin and drainage calculations which will need approval from the Township Engineer. Also the applicant will install a 6 foot chain link fence around the basin with an access gate to be maintained by the owner of the property. All access to the lots in question shall be provided from Elizabeth Avenue, and finally the applicant shall provide for a turnaround so there is no intersection with Harding Avenue.

Motion made by Mr. Wiegartner to approve the application with the Boards conditions, seconded by Mr. Winward and unanimously approved by all members.

New Business

Chairman DePaola asks the Board to consider changing the Meeting times to 6 or 6:30. Mr. Winward and Ms. Siddons explain that it will be tough for them to

make it to meetings if scheduled before 6:30. The Board compromises and votes to have the meetings start at 7pm starting with the June 7, 2012 meeting.

The new Planning Board Meeting Time was advertised in both the Asbury Park Press and the Berkeley Times.

Respectfully Submitted for Approval,

Melissa Kazmac