

KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Regular Meeting on April 28, 2016 which was called to order at 7:00 PM in the Council Chambers at Borough Hall, 70 West Front Street, Keyport, NJ, called to order by Roger Benedict, the Sunshine Law Notice was read followed by the Flag Salute.

ROLL CALL:

PRESENT: Councilman Goode, R. Benedict, R. Burlew, D. Fotopoulos, J. Kovacs, T. Musson, G. Sappah, M. Sessa, J. Carlos Oviedo (arrived at 7:06pm), J. Kovacs-Olsen

Donna Miller, Planner, Marc Leckstein, Planning Board Attorney

ABSENT: Mayor Harry Aumack II

Minutes: March 24, 2016 meeting

Motion to approve made by R. Burlew, second by M. Goode with ayes by all present.

COMMUNICATION CARRIED OVER FROM FEBRUARY

Referral to Planning Board by Mayor and Council as to dock permitting process

Stephen Gallo, Borough Administrator, spoke about the letter that was referred to the Planning Board by the governing body. Mr. Gallo stated that the ordinance dates back to 1970 and that it really doesn't give guidance other than to have a hearing which was done. There was further discussion regarding the dock permitting process. The Borough is planning on updating the ordinances over the next year. Mr. Gallo stated that there is no action needed from the Planning Board regarding the letter.

Councilman Goode asked if this ordinance could be folded into the master plan; yes it can be replied Mr. Gallo.

Motion to roll into Masterplan was moved by J. Kovacs, second by M. Goode with ayes by all present

RESOLUTION: NY SMSA Limited Partnership d/b/a Verizon
KUPB 15-02
Blk 21.01, Lot 38, 39
35 West Front Street
Use and Height Variance, Site Plan

APPLICATION VOTE:

Mr. Fotopoulos spoke about the wording in the resolution.

Motion to approve resolution made by J. Kovacs, second by M. Sessa

Ayes: M. Sessa, R. Benedict, T. Musson, J. Kovacs, J. Kovacs-Olsen

Nays:

Abstentions: M. Goode, G. Sappah, D. Fotopoulos, J. Oviedo

Absent: Mayor Aumack

PRESENTATION AND DISCUSSION

Resolution from Mayor and Council referring the Redevelopment Plan for the Property Commonly known as Block 22, Lots 12.01, 19 and 20 on the Tax Map of the Borough Of Keyport for review.

Stephen Gallo, Borough Administrator stated that the Board has before them a resolution from the Borough Council requesting that you consider a redevelopment plan it is a proposed project for some time, they are trying to find a way through to allow development to occur under the confines of the law. Mr. Gallo spoke about the when the entire town was declared an area of rehabilitation.

Mr. Gallo spoke about the process on how we come to the redevelopment plan.

Exhibits A1 – Aerial of location

Exhibits A2 – Picture of proposed town homes

Mr. Clarkin explained the main objective of the redevelopment plan. Mr. Clarkin described the area for the project and how it would benefit the tax payers. Mr. Clarkin spoke about where the building would take place and that there are two existing buildings that will be demolished and the developer would like to put 26 town homes. There would be five separate buildings in total. The developer was asked to have each unit would look different in appearance. If you don't find this adequate you can make changes when it comes before the Board as a site plan application. Mr. Clarkin explained that each town home will be three stories in height, each would have a garage and driveway. There would be 13 additional parking spots for visitors totaling 65 parking spaces, five more spots than required. The height of the buildings would be 35 feet. They would access the homes from West Front Street, there would be one curb cut for egress and ingress. There would be street scape improvements including trees along West Front Street.

In regards to Tuesday's night meeting one of the biggest concern was who would own the creek, it was his understanding that the developer would take ownership of the entire site and this would be stated in the redevelopment area.

Mr. Fotopoulos asked for an explanation as to what is meant by spoil site; Mr. Clarkin explained it was his understanding that dredging would take and whatever was dredged would be placed on that site.

Mr. Kovacs asked if there was still going to be a ten foot driveway to get into the spoils; yes that was his understanding.

Mr. Burlew asked if this plan was approved why is the application before the Board again. Mr. Clarkin explained that under the current approval that was given the developer found it financially unfeasible to make it work as it was approved. So they were hoping to modify it to make it a more feasible project.

There was discussion as to why the developer didn't just come to the Board with their changes.

It was stated that it was a different developer looking at this project. The old plan was never built because of finances. Mr. Gallo explained that once this is approved it would have to go back to the Board for approval. The developer is eager to get the project started and they would like to get start by summer. There was further discussion as to what was different from the old application.

Ms. Kovacs-Olsen asked Mr. Burlew what flood zone the first floor was located in. Mr. Burlew explained the flood zones that the project would be in. There was discussion regarding the lots that are included in the redevelopment plan.

Ms. Kovacs-Olsen asked how it would affect the wildlife in the area; Mr. Clarkin explained that there is a 150 foot wetland buffer that is part of the plan. There were questions regarding about dredging and the spoil site. Councilman Goode commented that they are dragging spoils out to the marina. Further discussion regarding dredging on the site and whether there was a lease that was still in effect and what would happen after it expires.

Mr. Clarkin explained that there would have to be a traffic study, since it is a country road there would be a provision for the developer to work with the county on trying to lower the speed limit, electrical wires be placed underground possibly have cross walks and signage that would be addressed with the site plan.

The storm water plan would come before the Board when the developer comes in with the site plans.

Mr. Clarkin asked if there were any questions.

Mr. Musson stated at one point in the redevelopment plan that he received the day of the meeting, it stated that it was within 200 foot of Aberdeen; Mr. Clarkin stated that it wasn't within 200 feet of Aberdeen he stated that they would make the correction.

Mr. Kovacs asked if there was still going to be low income homes, Mr. Clarkin stated that there would be no affordable income houses in this project. There was discussion on low income houses in Keyport, Mr. Gallo explained that there are projects in the works. St Joseph's is looking to convert one of their buildings to a fifty-five and over housing. Mr. Kovacs asked if that would then be taxable; Mr. Gallo replied yes. Mr. Gallo spoke about other projects that might be in the works to add to the affordable housing in Keyport.

Mr. Benedict asked for clarification as to the amount of curb cut outs for this project; Mr. Clarkin stated that there would be one curb cut out for egress and ingress.

Mr. Kovacs asked if they would need a curb cut for the ten foot easement; yes.

Mr. Benedict asked if the townhomes would be individually owned and have a have an association; Mr. Clarkin replied that was his understanding. Every unit has three bedrooms.

Mr. Fotopoulos asked about recreation whether it was going to be addressed in redevelopment or site plan; Mr. Clarkin stated it would be addressed with the site plan. There was discussion on the recreation area. Mr. Gallo stated that each unit will have a small background.

There was discussion about a time line for this project to start and finish this project. Mr. Gallo stated that he thinks they will break ground by the summer. Mr. Burlew asked what the difference is from when this was originally approved ten years ago. Mr. Gallo spoke about the developer, explained that the project was subject to litigation as well as what additional fees that were attached to the previous approval. There was further discussion regarding the benefit of the redevelopment plan and what is being asked of the Board.

Mr. Musson asked if this was starting from scratch; Mr. Gallo replied yes. Mr. Leckstein explained that the redevelopment plan is based on the site plan that was previously approved. Any variances will have to be approved. There was a discussion regarding the changes in variances and the difference between a rehabilitation plan and redevelopment plan are.

Motion to open the public at 7:46 pm moved by J. Kovacs, second by D. Fotopoulos with ayes by all present.

Bob Ludwig, 50 Beers Street, spoke about the previous application, feels it is a great plan. Spoke about some of the changes from the old plans. Mr. Ludwig is for the application.

Mike Lane 51 First Street, the last time the plan was before the planning board and it was approved it contained a requirement of \$150,000 for offsite improvements one of the benefits of redevelopment program is that would go away. Also the original plan require some low income housing that was appealed in superior court and that was dropped from the plan. Mr. Lane supports the project and made some suggestions regarding the plan. There was a discussion regarding the flood elevation of the project.

Mr. Lane spoke about the site being subdivided one being developed with the building the other being the dredge spoil site with the wetlands, are there any permitted uses for the dredge spoil site. Mr. Clarkin explained that there was no development in the wetlands area or the dredge spoil site.

Ms. Miller stated there is one line item that says permitted uses in the plan area are town houses. Ms. Miller suggested to put in open space land or recreation as permitted use. Mr. Clarkin read part of the plan that was prepared regarding this land. There was further discussion regarding the site would be able to use as a dredging site.

Ms. Nee stated that it is her understanding that the owner doesn't intend to subdivide the lot. The plan covers the entire property and that the only permitted use would be what is provided. Mr. Lane asked if that meant they wouldn't be able to dredge, Ms. Nee replied if they did it would be an illegal use at the site.

Mr. Lane asked if they had to address the sea level line; Mr. Clarkin replied no, not at this time. Mr. Lane recommended with the changes that the Board approves the plan.

Collette Kennedy, 421 Atlantic Street, stated that this was her first Planning Board meeting; she also attended the meeting on Tuesday regarding this project. She would like to clarify a few issues, one on the roundabout and whether the depth in clearance is enough for emergency vehicles; Mr. Leckstein replied that would be at the site plan meeting. Also, the trash receptacles would that be at site plan as well; yes. Mr. Clarkin explained that he did put a provision in the plan to include a dumpster site.

There was discussion regarding whether they would have town pick up or dumpster. Also, mentioned was the fact that the Board had quite a few fire fighters on it so they would make sure the developer would have to accommodate emergency vehicles.

Motion to close the meeting to the public at 8:04pm was made by J. Kovacs, second by R. Burlew with ayes by all present.

Motion was made to approve the adoption of redevelopment plan was made by J. Kovacs, second by D. Fotopoulos

Ayes: M. Goode, R. Burlew, M. Sessa, R. Benedict, T. Musson, D. Fotopoulos, J. Kovacs, G. Sappah

Nays:

Absent Mayor Aumack

Planning Board secretary is to send a letter to Council.

PRESENTATION

Mr. Gallo representing the Governing Body they passed a resolution, Mr. Gallo spoke about the grant received by the Borough and the previous masterplan and reexamination. The Planning Board commissions the Master Plan and they are here tonight to ask for cooperation and to work with the Board. They would also like the Board to appoint a subcommittee to work with some of the council, some of the public as well as the professionals to prepare a new vision statement and masterplan. Mr. Gallo explained the process on what would happen before it came back to the Planning Board. Mr. Gallo spoke about the professionals that would be handling this project. Mr. Gallo introduced Peter Vanden Kooy, Matrix New World. Presentation for the Master Plan.

Mr. Musson stated that he thought it was the Planning Board's responsibility to hire the professionals for the Master Plan, there was discussion regarding whose responsibility it was to hire the professionals, grant deadlines and the process of getting the masterplan completed in the time frame that is allowed. There was discussion as to who sent in proposals and the process. Mr. Leckstein explained that the grant was given due to the proposal that Matrix sent in. Mr. Kovacs spoke about the previous Masterplan in 1989 that the Mayor and Council brought in the Planner not the Planning Board. Mr. Leckstein explained further regarding the budget for the Masterplan.

There was discussion regarding what other projects have received grants. Mr. Gallo explained that they were not allowed to go with only one company for all the projects. Mr. Leckstein stated that he believes what Mr. Musson is asking that in the future to come before the Board before decisions are made; Mr. Gallo stated he understood and that this is the beginning of the process. Ms. Miller was asked if T&M sent in a proposal for this project; yes they sent in for many of the projects.

Mr. Vanden explained what Matrix was going to look at for the masterplan. Mr. Gallo mentioned that they can add other issues like recreation and historical. Once the steering committee is decided upon then they can move forward. Mr. Gallo explained the steps of the process.

Mr. Burlew stated that he liked that there is a start and end date and wants to stay within that. He spoke about resiliency around the water way. He would like to see it done in nine months. Stated he had all the faith in the engineers.

Mr. Fotopoulos agreed nine months is a good time frame. Mr. Fotopoulos asked if the economic plan is that where they would ask for more businesses, yes absolutely.

There was discussion as to what type of business can be included as well as types that would be extra grants in the future as well as what they will look at for the masterplan.

Mr. Gallo spoke about some of the projects that are going on in town.

Mr. Benedict stated that it is nice to see this going forward the Planning Board has been looking forward to do this for many years.

There was discussion as to who can be part of the committee.

Mr. Benedict asked who would like to volunteer for this subcommittee, Mr. Fotopoulos, Mr. Kovacs, Mr. Sessa and Ms. Kovacs will be on the committee.

Motion to appoint the subcommittee for Planning Board was made by R. Burlew, second by M. Goode with ayes by all present.

Motion to open to the public at 8:42pm was made and carried.

Mike Lane, spoke about what DCA wants on the masterplan and feels we have a good team. Mr. Lane spoke about the previous master plan in 1989 and who was part of the committee. He spoke of what was done at that time, he suggested that everyone gets a copy of the 1989 plan and that everyone should get a copy of Matawan and Red Banks masterplan.

Bob Ludwig spoke about the data proposal stated that you should ask someone to look into the proposal.

Motion to close to the public at 8:47pm was made by J. Kovacs, second by R. Burlew with ayes by all present.

MOTION TO ADJOURN MEETING:

Meeting adjourned at 8:48 pm, next meeting will be Thursday, May 26, 2016.