

**TOWNSHIP OF DENNIS
PLANNING BOARD
571 Petersburg Road
Dennisville, NJ 08214
(609) 861-9705**

NOVEMBER 13, 2012

MINUTES - SPECIAL MEETING

The notice requirement provided for in the "Open Public Meetings Act" has been satisfied. Notice of this meeting was sent to the Cape May County Herald and the Atlantic City Press and posted in Township Hall.

The meeting was called to order by Vice Chairman Watson. The following members were present: Mr. Watson, Mr. Turner, Mr. Germanio, Mr. Daniels, Mr. Burian, Mr. Teefy, Mr. Glembocki and Ms. Morgan. Also present were Frank Corrado, Esquire, Board Solicitor ; and John Gibson, Township Engineer.

Board Discussion:

Master Plan:

Mr. Watson advised that the purpose of this meeting is to get comments from the Board on the information received from Marsha Shiffman.

Mr. Corrado explained what is going on tonight - the Board met and wants some revisions to the draft Master Plan, which were given to Maser and Marsha Shiffman has now given revisions back to the Board to look at. The Board is looking at a revised draft of the Master Plan this evening. He advised that Mr. Previti has another obligation this evening and may be arriving late, but is available by phone if necessary. He explained the procedure for the public hearing and notification of same. The public hearing will be on December 5, 2012. The Board will make revisions tonight, provide them to Maser,; Maser will make changes and get them to the Township,; and the public hearing will be held on December 5, 2012.

Mr. Watson said that he believes the documents is "pretty good" after working on it for 6 or 7 years. He believes that Marsha is an engineer and may have some problem with language that doesn't apply to this Township. She uses the terms "community" or "public" and "waste water treatment plant". He believes the term "privately maintained" should replace "community" or "public". His other concern is where she refers to "affordable housing". He doesn't think she needs to do that and it should be deleted. The Township will comply with what the State requires. She refers to "affordable housing" in 11 different places. Those are his 2 big issues, and there are some minor items such as grammatical errors, etc.

Mr. Teefy said that he agrees with Mr. Watson regarding Marsha's references to "affordable housing". It is addressed in one area appropriately, but doesn't need to be referred to over and over.

Mr. Watson asked for comments from the Board.

Mr. Burian commented on design standards that were previously discussed. He said a few of the places that have been approved are now eye sores and this is our opportunity to add a recommendation in the Master Plan to add design standards. He said he would add a #17 under Recommendations on page 18. (He was looking at the re-examination and not the Master Plan and will comment later.)

Mr. Turner referred to page 93 - public water supply. Mr. Glembocki said there was talk about a water main, but he is not aware of anything proposed to be put in place. He hard they weren't coming down Route 9 because of a small bridge, but may come down Route 50 and down Corson Tavern. Mr. Gibson suggested taking out the language referring to routes. Mr Corrado indicated that it was enough to say that the New Jersey American Water Company is considering running water service through Dennis Township. Mr. Watson said he heard that they might run it from Corson Tavern Road down Woodbine-Ocean View to Route 9.

Mr. Corrado said that the Board is only here to make sure Marsha has done what we asked her to do.

Mr. Turner next referred to page 82 - height requirements. Mr. Watson said there was a discussion of height requirements, and he believes that the Board decided

on 30 feet throughout the Township.

In response to Mr. Burian, Mr. Watson reminded everyone that there are two (2) documents, the Master Plan and the Re-Examination, and the Board is doing the Master Plan now.

Mr. Watson made reference to an area in Ocean View that has 5 units per acre. Mr. Gibson advised that the maps are in the Form-Based Code if anyone wants to look at them, and he doesn't know why they were not reproduced in the Master Plan. He discussed what area of the Ocean View Center is proposed for 5 units and what is proposed for 2 units per acre.

Mr. Germanio said he is concerned if there are commercial stores with apartments on top and the commercial business closes or changes to some other use (that may not be compatible with housing, such as drug rehabs) with apartments on top.

Mr. Corrado suggested making this an issue for the adoption of the next Master Plan. Mr. Watson said that the pressure to develop all of these units is very low. Mr. Germanio said he feels it should be addressed before the Township gets in trouble.

With respect to sewers, Mr. Corrado indicated that there is no requirement to provide sewers in the Township. The Master Plan does not create the density, it only suggests that if you are going to do something, this is the place to do it. Mr. Germanio said he is concerned that if the Board allows for the density, that the State will require sewers. Ms. Morgan said it's too late to be discussing these types of changes. The Board is going through a process, and if changes such as these are made now, maps have to be redone, etc. Mr. Burian added that every step of the way is approved by the State and if the State didn't like something, they came back and said so. The Township has to fit in with what the State feels could be developed as a regional plan for the area. Ms. Morgan added that we need to get something passed so that our water situation is approved.

Mr. Gibson said that there are 2 units per acre on the outside of the Ocean View Center, if changes are made new lines would have to be drawn. Tonight changes are being reviewed, and if changes are suggested, they can be presented at the public hearing and if the public agrees, it can be discussed at that time. He added that we don't want sprawling development.

Mr. Corrado advised that the Planning Board adopts the Master Plan, not the Township Committee. Mr. Watson added that the Township Committee deals with the Zoning Ordinance. Mr. Corrado also said that the Master Plan is just a recommendation to the Township Committee with respect to zoning.

Mr. Germanio said he is afraid that every time a line is drawn around something and it's said that that can't happen, it does.

With respect to the Land Use Master Plan, Mr. Watson brought up the subject of waste water management. He suggested that the language to include in Pinelands should be changed to appropriate areas along Route 9.

Mr. Watson also commented with respect to page 9 - at bottom of page in last paragraph about 5 lines from bottom - where it is talking about boundaries and existing public services. He doesn't know what public services she is talking about. Also, Page 12 - line 31 - says "generally" lack waste water treatment facilities; but it should be "totally" lack those types of facilities.

With respect to page 38 - second large paragraph - Mr. Watson doesn't like the word "necessary" and would like the word removed. Also, page 47 - goal 9 - he suggests saying "provide" for affordable housing instead of "promote". Ms. Morgan suggested using the word "encourage" instead to soften the language.

Mr. Gibson commented that we want the Plan endorsed and Marsha has a feel for what language the State will live with.

Mr. Glembocki indicated that the next 2 bullets refer to "encourage" so why can't just continue.

Mr. Watson referred to page 51, line 37 toward bottom at end of paragraph - where it says affordable housing component is recommended - he asked if that can that be changed to "may be considered". He further commented: Page 64 - in the second big paragraph - "it is expected" - change to "it is possible that in the future." Page 68 - at bottom under "conditional uses" - "affordable apartments" - can't we just say "apartments." On bottom of page "garages for residential use only" - this

is not clear, garages can be lived in. Mr. Corrado believes she is trying to say that if a home business is there, you can't keep work related vehicles there. He suggests just removing the phrase as some one can just build a home and have a garage.

Continuing with comments, Mr. Watson referred to the following: Page 71 - next to last paragraph - "in poor condition" - just eliminate. Page 76 - lower left hand photo of Methodist Church that is no longer there; also appears on page 78 in upper left hand corner - should be removed. Page 88 - grammar - line 17 "a massive", not "an massive." Page 93 - line 20 - beginning of third paragraph - can we change "supports" to "allow." Page 95 - technical issue - at bottom, next to last paragraph - should it be "ammonia" or "ammonium" (teaches chemistry and caught this). Page 99 - 6 lines down the word "marina" is in twice and one should be deleted.

Mr. Watson then called for a 2 minute break.

Meeting called back to order.

Mr. Gibson said he intends to make sure that Marsha understands the reasoning behind each of the comments.

Mr. Corrado discussed his availability to speak with Mr. Gibson tomorrow or Thursday regarding comments.

(There was then a period of discussion off record with member of public)

Mr. Watson called the meeting back to order. He asked for any other comments on the Master Plan. There was no further Board comment. He then asked to move on to the Master Plan Re-examination. He indicated that he found less problems with this, and then asked the Board for their comments.

Mr. Burian brought up design standard features with primarily commercial and retail aspects; he feels this is the perfect opportunity to do this. He suggested adding a recommendation on page 22; and provided suggested language and wanted to know the feeling of the Board members Mr. Gibson asked Mr. Burian if the language provided was his own or had he gotten it from somewhere else. Mr. Burian said ti was his own language Mr. Corrado suggested a modification to the language to make it

more vague. Mr. Burian indicated that the Board has had discussion previously where a retail use starts out and then ends up looking like an industrial use. Mr. Corrado said there is no problem with the Ordinance having a theme, but the Board doesn't have the power to require, for example, that all buildings be painted green.

Mr. Watson continued with his comments: Page 8 - 4th paragraph about half way down. "Eastbound" should be replaced with "westbound." State did put "no passing" zones in many places, but should also include Route 47 from Southville Diner to Sluice Creek. There are also some grammar errors that he has noted. He would like to add language regarding evacuation routes being adequate. Also, foot note at bottom of page should eliminate the "J" in David J. Watson.

Mr. Turner had a question regarding page 10 - 4th paragraph down - and the language regarding water main - should it be eliminated? Mr. Corrado suggested adding "continuing through Dennis Township to Middle Township." Mr. Corrado added that the Township would have to be notified if a water line was proposing to be run through it.

Mr. Watson asked if any one had any additional comments on the re-examination. There were none. The comments, notes, and suggestions will be going to Marsha for revision, and that document will be presented to the public on December 5, 2012.

Mr. Corrado said that he and Mr. Gibson will speak with Marsha on Thursday, it will then go on the website, notice will be published, and the public hearing will be on December 5, 2012.

Mr. Watson said that maps will need to be made available. Mr. Gibson said he was not sure whether big maps will be available, but maps will be available on the computer. Mr. Teefy said that maybe a map of the different zones could be attached to the agendas for the public hearing.

Mr. Watson asked if there were any other comments. There were none.

There being no further business to come before the Board, a motion to adjourn was made, seconded and unanimously carried to adjourn meeting.

Meeting adjourned at 8:28 p.m.

Carla A. Coffey

Carla A. Coffey, Secretary
Dennis Township Planning Board

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