

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

JUNE 28, 2012

MINUTES

This meeting was published in accordance with the "Open Public Meetings Act". Notice of this meeting was published in an annual meeting notice in the Cape May County Herald and posted in Township Hall.

The meeting was called to order by Chairman Stevens. The following members were present: Mr. Stevens, Ms. Baldwin, Mr. McManus; Mr. Turner; Mr. Watson. Mr. Glembocki, Mr. Burian, Ms. Morgan, Mr. Germanio; Mr. Pettit; Mr. Teefy (7:05 p.m.); and Mr. Daniels (7:10 p.m.). Also present were Frank Corrado, Esquire, Board Solicitor; Andrew Previti, Board Engineer; and Jack Gibson, Township Engineer.

Mr. Previti was sworn in by Mr. Corrado.

Mr. Stevens called the meeting to order and advised that there were no applications or correspondence this evening, only Board discussion on several topics and approval of minutes.

APPLICATIONS: None.

Other Business:

Correspondence: None.

Board Discussion:

Amendments to Pinelands Comprehensive Management Plan/Master Plan Re-examination/State Plan Endorsement.

Mr. Stevens said he would like to start by discussing the Master Plan. He advised that he and Mr. Watson met with officials and that they thought that meeting was very productive. He wants to

discuss Clermont and the Route 83 area.

Mr. Watson said that he, Mr. Stevens, Mr. Glembocki, Kate Mead and the Engineer meet and discussed changes we want to see so that they can be taken back to Marsha. It was proposed to reduce density in Clermont down to 2 units per acre. Most of Clermont is Town Center, with sections for Town Residential. Basically the proposal makes it one mixed use zone, with the maximum height of buildings being 2 ½ stories. Lot coverage was also discussed. Originally were going to call Clermont a hamlet, but Marsha said that would require a lot of language changes and it was not really necessary. With respect to Town Center Core in Ocean View - proposed 5.

Mr. Stevens asked Mr. Gibson for input.

Mr. Gibson said the report was very accurate, but added that all of this is simply to get a budget figure from Maser. He received an e-mail from Kate Mead asking why a change was made from Village to Town Center. He called her and said that since there were so many common areas, it didn't make sense to change. He advised that we may have to go back to Village and it will be known as Clermont Village.

Mr. Stevens said that the memo supplied pretty much covers everything. He then asked Mr. Previti if he had any issues. Mr. Previti replied that he none.

Mr. Stevens indicated that the Board will be moving rapidly but cautiously forward.

Mr. Gibson said that in order to keep build-out cost down, it will be done by the County and that it will not be done until at least July and the public hearing will have to be pushed from July to August. Mr. Corrado suggested discussing a timetable. Mr. Stevens said he doesn't want to be going into November or December with this. He reiterated from previous meetings that this is a plan and can be changed.

Mr. Watson said that there were 2 other issues which are in Mr. Gibson's memo. One was the term "apartment" and the other "owner/occupied." Mr. Stevens asked for discussion on same. After discussion it was proposed that the word "apartment" be changed to "single family unit." Board members had no problem with this. With regard to "owner/occupied" the feeling is that you can't tell some one what to do with their property. Mr. Corrado indicated that he is not sure if it is legal to make a unit owner/occupied. Mr. Germanio asked whether or not a unit has to be owner/occupied. Mr. Corrado indicated that he doesn't think you can legally force an owner to occupy a unit; and if there is a business and 2 single family units, you can't force the owner to live in one and he can legally rent both single family units.

Mr. Previti advised that building coverage and lot coverage are not the same and explained the difference - building coverage is for the building and lot coverage includes impervious surfaces. Mr. Gibson said that he doesn't recommend making any changes to the generous impervious

coverage amounts.

A general discussion followed regarding coverage amounts for building coverage and lot coverage and impervious surface coverage numbers.

Mr. Previti advised that building coverages remain the same from zone to zone unless Board wants to change, as does impervious coverage.

Mr. Stevens asked for any comments on this subject to be put on the table now; he wants to a set time line and move forward.

Mr. Corrado asked the Chairman to take moment at this time to allow for the swearing in of the new alternates.

Mr. Corrado then administered the oath of office to David Daniels as Alternate #1; Clay Pettit as Alternate #2; and William Burian as Alternate #3. Mr. Corrado then advised that they were now eligible to participate in Board discussions. Each signed the requisite paperwork and joined the Board.

Mr. Watson said that he thought impervious surface in Clermont was to be 50%. Mr. Gibson said that he doesn't remember, but his recollection was to leave Maser's numbers for impervious surfaces alone.

Mr. Gibson referred to a chart and reviewed numbers - trying to reduce density as far down as possible without causing any problems.

Mr. Stevens advised that he doesn't want to close down any portion of the discussions if any Board members have any thoughts to add.

Mr. Watson indicated that the triangle of property between Kings Highway, Route 83 and Ratcliff Lane has been developed with similar businesses. He also said he has heard that it is possible to make Town Centers smaller. He wanted to know if that small area could be cut out of the Center and make it business. Mr. Gibson said he doesn't recommend taking it out of the Center. Mr. Stevens said it was just a suggestion, he doesn't see advantage, but he wants input. He also said that water is an issue and such a change may affect water.

Mr. Previti indicated that he doesn't want to open the door of changing boundaries again; as he doesn't know what it would do to the process.

Mr. Watson indicated that said area has been developed as business area and would also appease the people across the street and it was just an idea.

Mr. Gibson advised that the Township Committee has already approved the boundaries and they have been submitted to the State; he feels it is too late for consideration at this point, but can be considered as a zoning issue in the future.

Mr. Stevens said it has taken us a lot of years to get where we are, but he feels it has been opened up to everyone in the Township to make comments and give their input.

A period of general discussions among various Board members followed.

Mr. Previti asked if there was another zone that can be applied to that area. Mr. Corrado asked why can't it just be a mixed use zoning without taking it out of the Center. Mr. Previti said he will ask Marsha if this can be done without creating a problem. Mr. Corrado indicated that he sees 3 or 4 strong advantages by changing the zoning in just that portion and calling it the Clermont Business Zone. Mr. Previti indicated that there would have to be created within the Center a new zoning designation.

Mr. Gibson made a suggestion to limit building height in this area to 1 story. Mr. Corrado indicated that building have to be limited by height not stories. He also said that costs and benefits have to be weighed and work something out that won't trigger problems.

Mr. Watson indicated that it will also make non-conforming businesses conforming.

Mr. Corrado indicated that there are two concepts on the table and the Board needs to think clearly or it may deprive certain property owners from additional benefits they may have with their property. Also, those people in the triangle would be deprived of adding residential apartments to their business while such additions would be permitted in other areas.

Ms. Baldwin indicated that she is comfortable leaving that area the way it is now.

Mr. Germanio said that if he was a property owner in that area, he would want the option for the additional use. He also wants to know if other areas can be reduced in density to 2 units per acrea instead of a higher number as he is worried about adding burden on schools. Mr. Stevens said he can't see re-opening issues that have already been discussed and decided; the Master Plan doesn't deal with zoning, and that is the job of the Township Committee.

Mr. Watson then advised that he was withdrawing his suggestion.

Mr. Stevens said that if there are any problems, they will be looked at and changed if necessary.

Mr. Watson further indicated that a few people had attended meetings and had problems. Mr. Previti advised that most of their concerns were addressed.

Mr. Teefy advised that he has a concern with the Ocean View area and how it looks today and he can't picture it with more units per acre if they are maximized. Mr Pettit said that if the areas are maximized, will they have to go to sewer and water. Mr. Previti advised that that was not necessarily true, but they will have to go to some type of high tech system.

Mr. Teefy then said if maximized, what would that do to traffic Mr. Previti advised that it will have a significant impact on traffic. He advised that the entire Center of Ocean View won't have 5 units per acre - Wawa won't have 5 units on their property; campgrounds won't change; and other businesses won't maximize the number of units. Mr. Corrado indicated that the Master Plan is saying that the Ocean View area is the place that they want the commercial businesses, not that every acre is going to be covered with 5 units just because the Master Plan says it can. Mr. Watson added that it's not all of Ocean View, it's only 1 zone. Mr. Corrado said that 5 units per acre is not going to happen; a compromise will be necessary and what has been proposed is a very good compromise.

Mr. Germanio said he is concerned that increasing from 1 unit per acre to 2 units per acre doubles the density. Mr. Corrado advised that dealing with the Master Plan is making a projection for the future and that is all we are dealing with.

Ms. Morgan added that we are trying to eliminate sprawl by concentrating growth in certain areas and leaving other areas mostly as they are.

Mr. Stevens said that everyone has had a chance to comment and he is ready to move forward to a consensus.

Mr. Watson said he thinks we came in with a plan, but just need to know what Marsha has to say and the cost involved.

Ms. Morgan indicated that Mr. Watson and Mr. Germanio have both presented opinions, and she wants to know if any other Board members have any other opinions.

A general Board discussion followed regarding density numbers and those numbers as they relate to certain areas.

Mr. Gibson advised that he will have build-out numbers in July and he thinks they will be close to what Board is looking at.

A period of general Board discussion followed.

Mr. Stevens indicated that there are lots of things that can be said, but the Board needs to be realistic. As an example, he said to look at the empty stores by the Wawa; stores that were to be developed across from Gardner's Hardware. He indicated that we aren't going to have a Walmart

come into town; we are going to have small business if they can survive. We depend on our campgrounds. We don't have sewer and water, which larger businesses would require. We have to conform to certain rules, regulations and laws, some of it good and some of it bad.

Ms. Morgan said she has her opinion, but feels the Board needs to be polled.

Mr. Burian advised that he hasn't seen the information for 6 months, but what he sees tonight he thinks is terrific.

Mr. Watson said he wants things as they were in the 1950's but he knows it's not going to happen. He also said he is OK with 4, but not with 6.

Ms. Baldwin said she understands Mr. Germanio's point, but can we go back to the State to take another look. Mr. Stevens advised her that that is not going to happen, we are at a closing point.

Mr. Previti indicated that Mr. Gibson is going to take the consensus of the Board to the State; and a build-out can't be done without everyone on the same page.

Mr. Gibson said that boundaries have been decided by the Township Committee and that will be submitted to so that a build-out can be done, if they see problems, those problems will be brought to the attention of the Township and dealt with.

Mr. Pettit indicated that Mr. Gibson knows more about it than he does and if Mr. Gibson is good with it, so is he.

Mr. Corrado advised that the State has made a developmental decision and the way to handle affordable housing is through Centers which make it more attractive.

Mr. Glembocki said that from what he's seen and discussions that have been had, he feels it will well suit the Township, and he thinks we are on the right path.

Mr. Watson added that this Plan is looking out 30 years, not the usual 10 years.

Mr. Teefy said that he understands Mr. Germanio's point, but if our experts are telling us that 5 is a fair number (it's better than 8), then he is in favor of how it is now.

Mr. Watson added that the Board needs to remember that it's about mixed uses.

Mr. Teefy said he thinks the Board members who worked on this previously and now have all done a great job.

Mr. Stevens advised that there is a committee formed of 5 people who will be looking into the Pinelands Comprehensive Management Plan. Committeeman Germanio will be setting up a meeting. We are going to write down everyone's questions to the Pinelands. Pinelands representatives have said they would come back and every question will be presented to them. He also wants to make a presentation to them regarding concerns of Township residents and their land. He doesn't want to be adversarial, but wants the Pinelands to understand. He asked that all questions be sent over to Eileen.

Ms. Baldwin asked if the model Ordinance they supplied could be marked up. Mr. Stevens told her absolutely, and he thought that was a very good idea.

Mr. Stevens further advised that the Board will be kept advised of the committee's progress.

Township's Website And The Possible Ability Of Posting Audio Recordings Of The Meetings:

Mr. Stevens advised that the Mayor has asked that a recording of the Board meetings be put on the Township's website, and he wants to know how the Board feels about this. He indicated that he would just be audio. Mr. Burian asked whether or not the minutes would still appear. Mr. Glembocki advised that the minutes will continue to put on the website as they are now.

Mr. Teefy said he just wants to let the Board know, the Township's website has changed and has been updated. Mr. Glembocki added that they have tried to make the website easier to use. He also said that the work to do the changes was donated by Mr. Laughlin, the owner of the production company.

Mr. Stevens polled the Board as to their feelings on this subject.

Mr. McManus said he had some concern because the Board is sometimes lax with more than one person speaking at a time. Mr. Corrado said that the Board will have to adhere to speaking one at a time, because multiple conversations and people speaking will not be a benefit to the person listening.

Mr. Teefy said that he has had people ask him about what is going on with the Boards.

Mr. Glembocki indicated that everything is a public record and they can come in and listen to the record if they wanted.

Mr. Corrado advised the Board that there are many Boards that do this.

Ms. Baldwin asked when this procedure would this start, with this meeting or next. Mr. Glembocki said it can start with the next meeting, and added that he has had a lot of positive

feedback with the Township Committee meetings being posted in this fashion.

Mr. Watson asked that if there was a closed session, would the tape be turned off. Mr. Corrado advised that closed portions of the meeting would not be recorded and posted on the website.

It was agreed that beginning with the July, 2012 meeting the audio portion of the Board meetings would be posted on the Township's web site.

Resolutions: None.

Minutes:

A motion was made by Ms. Baldwin, seconded by Mr. Germanio and carried by all voting members to approve the minutes of the March 22, 2012 meeting.

A motion was made by Mr. Teefy, seconded by Ms. Morgan and carried by all voting members to approve the minutes of the May 24, 2012 meeting.

Bills:

A motion was made by Mr. McManus, seconded by Mr. Turner and unanimously carried to pay all outstanding bills.

Mr. Corrado advised that this Board is now the unified Planning and Zoning Board. The Planning Board is a nine (9) member Board with the Mayor and Committeeman Teefy participating;

the Zoning Board is a seven (7) member Board with the Mayor and Committeeman Teefy not participating, and that the alternates will work the same as they always have.

Mr. Stevens wanted to remind Board members of the required educational courses. Mr. Corrado said that the Planning Board members who have taken the required courses do not need any additional courses; but the new members will have to attend courses. Mr. Teefy added that Eileen will advise when and where courses are.

Mr. Stevens asked Mr. Previti to think of the Township and the time lines established and to do whatever is necessary to work things out with his company to get done what needs to be done and done within budget.

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 9:00 p.m.

Carla A. Coffey
Carla A. Coffey, Secretary
Dennis Township Planning Board