



State of New Jersey

DEPARTMENT OF STATE
BUSINESS ACTION CENTER
OFFICE OF PLANNING ADVOCACY
PO Box 820
TRENTON, NJ 08625-0820

PHILIP D. MURPHY
Governor

TAHESHA WAY
Secretary of State

SHEILA Y. OLIVER
LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director

July 19, 2023

Mayor Pasquale Pipi
900 West Bay Avenue,
Barnegat, NJ 08005

Dear Mayor Pipi:

The Office of Planning Advocacy (OPA) is in receipt of Barnegat Township's request to waive Step 5 of the Plan Endorsement Process, conducting Community Visioning sessions *N.J.A.C. 5:85-7.11*.

Based on facts identified below and in accordance with *N.J.A.C. 5:85-7.6*, I approve Barnegat's request for waiver for Step 5 of the Plan Endorsement Process, conducting Community Visioning sessions.

This approval is based on the following information:

- The visions of the Barnegat Town Center and Barnegat Commercial Core were affirmed by the Township's 2021 Master Plan Reexamination Report.
- No changes to the current center and core, which were originally approved by the State Planning Commission, are proposed by the Township.
- Barnegat Township recognizes the importance of visioning and public participation, and values both as important tools to inform and guide local planning efforts.
- Since 2018, the Township has sufficiently demonstrated an intent for public participation through the great number of public meetings that have been held. This intent is evidenced by the documentation provided with your request.

I look forward to working with the Township to complete the Plan Endorsement process. Should you have any questions, please do not hesitate to contact myself (donna.rendeiro@sos.nj.gov) or Lisa Avichal, Area Planner for Ocean County (lisa.avichal@sos.nj.gov).

Sincerely,

Donna A. Rendeiro
Executive Director

Township of Barnegat

COUNTY OF OCEAN



900 WEST BAY AVENUE
BARNEGAT, NEW JERSEY 08005-1298
Email: clerk@barnegat.net

MUNICIPAL OFFICES: (609) 698-0080
FAX #: (609) 698-7980
Visit Our Website: www.barnegat.net

May 1, 2023

Donna A Rendeiro, Executive Director
Department of State
Business Action Center
Office of Planning Advocacy
PO Box 820
Trenton, NJ 08625-0820

Dear Ms. Rendeiro:

Re: Request for Waiver from Community Visioning

Barnegat Township is in receipt of your letter dated April 4, 2023, which provides instruction to proceed to Step 5 (i.e., Community Visioning) of the Plan Endorsement Process.

As detailed in Barnegat Township's Municipal Self-Assessment Report, the Township has requested a waiver from additional community visioning. The Township reiterates its request for a waiver with this letter.

The basis of Barnegat Township's request for a waiver from additional community visioning is that: the visions of the Barnegat Town Center and Barnegat Commercial Core were affirmed by the Township's 2021 Master Plan Reexamination Report; and no changes to said center and core, which were originally approved by the State Planning Commission on December 7, 2011, are proposed.

In addition to the above, it is noted that Barnegat Township held several public hearings and meetings over the past five (5) years. These public hearings and meetings provided the public with an important opportunity to review and comment on various planning matters as described below:

- Master Plan Reexamination Report: Public hearing of Planning Board held on September 28, 2021;
- Master Plan Subcommittee Meeting: Public meeting of Master Plan Subcommittee held on August 11, 2021;
- Master Plan Subcommittee Meeting: Public meeting of Master Plan Subcommittee held on July 14, 2021;

- Master Plan Subcommittee Meeting: Public meeting of Master Plan Subcommittee held on June 16, 2021;
- Master Plan Subcommittee Meeting: Public meeting of Master Plan Subcommittee held on May 5, 2021;
- Master Plan Subcommittee Meeting: Public meeting of Master Plan Subcommittee held on April 7, 2021;
- Master Plan Subcommittee Meeting: Public meeting of Master Plan Subcommittee held on March 24, 2021;
- Master Plan Subcommittee Meeting: Public meeting of Master Plan Subcommittee held on February 24, 2021;
- Housing Plan Element and Fair Share Plan: Public hearing of Planning Board held on May 22, 2018; and,
- Sweet Jenny's Redevelopment Plan: Public hearing of Planning Board held on May 22, 2018.

To facilitate your review of the Township's request for a waiver from additional community visioning, copies of public notices and the minutes of the forgoing public hearings and meetings are enclosed herewith.

Barnegat Township appreciates the opportunity to submit this waiver request and looks forward to your response on this matter. Should you have any questions, please contact my office or our planning consultant, Robert Dare, PP, AICP, MCIP (rdare@tandmassociates.com).

Sincerely,



Mayor Pasquale Pipi

Enclosure: Minutes and Notices for Public Hearings and Meetings

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

**MINUTES OF MEETING
SEPTEMBER 28, 2021
6:30 P.M.**

MEMBERS PRESENT: Al Bille – Mayor, Robert Doherty - Vice Chairman,
Louis Fischer – Class II, James Goldstein Jack Leonardo - Chairman,
George Perez, Lou Scheidt, Glenn Swank, William Wiseman - Alternate I,
Philip Grasso – Alternate II

ALSO PRESENT: Stacey M. Cole, Secretary to the Board, Michael J. McKenna, Esq.,
Hiering, Gannon & McKenna, Board Attorney, Kurt Otto, P.E., CME Engineers, Board Engineer

FLAG SALUTE

OPEN PUBLIC MEETINGS ACT

NOTICE OF CURFEW

FIRE EXITS

ROLL CALL OF MEMBERS AND CONSULTANTS

MASTER PLAN/LAND USE ORDINANCES:

Mr. McKenna advised the public hearing for the Master Plan reexamination report will be moved to the last item on the agenda.

A. PUBLIC HEARING MASTER PLAN REEXAMINATION

**B. APPROVAL OF MASTER PLAN MINUTES:
FEBRUARY 24, 2021
APRIL 7, 2021**

BUSINESS OF THE BOARD:

A. 2022 MEETING SCHEDULE

Motion by Mr. Goldstein to approve; second by Mayor Bille.

Aye: Goldstein, Bille, Fischer, Perez, Scheidt, Swank, Wiseman, Doherty. Leonardo

Motion carried.

APPROVAL OF MINUTES:

JULY 27, 2021 – REGULAR MEETING

Motion by Mayor Bille to approve; second by Fischer

Aye: Bille, Fischer, Goldstein, Grasso, Perez, Swank, Wiseman, Doherty, Leonardo

Motion carried.

AUGUST 24, 2021 – REGULAR MEETING

Motion by Mayor Bille to approve; second by Mr. Fischer

Aye: Bille, Fischer, Goldstein, Perez, Swank, Wiseman, Doherty, Leonardo

Motion carried.

RESOLUTIONS:

- A. **RESOLUTION NO. P-2021-29A**
DOCKET NO. PB 15-09
SHORE SAND & GRAVEL, LLC
BLOCK 42, LOTS 2, 5.02 & 9
BLOCK 43, LOTS 3, 4, 5, 8 & 9.03
BLOCK 43.01, LOTS 9 & 9.01
BLOCK 44 LOTS 2 & 3
APPROVAL OF REQUEST FOR AMENDED RESOLUTION

Mr. McKenna summarized the resolution.

Motion by Mr. Fischer to adopt; second by Mr. Goldstein.

Aye: Fischer, Goldstein, Perez, Swank, Wiseman, Doherty, Leonardo, Bille

Motion carried.

INFORMALS: NONE

OLD BUSINESS: NONE

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

NEW BUSINESS:

**A. DOCKET NO PB 17-07
LIGHTHOUSE BARNEGAT, LLC
BLOCK 92.111, LOT 24.09
750 LIGHTHOUSE DRIVE
FIELD CHANGE REQUEST**

Mr. McKenna announced the Board would hear the other applications first and hold this one to the end.

**B. DOCKET NO. PB 21-03
WALTERS DEVELOPMENT CO., LLC
BLOCK 92.01, LOTS 9 & 1
216 & 218 BARRACUDA ROAD
MINOR SUBDIVISION WITH VARIANCE**

Steven Ward, Esq. Giordano Halleran & Ciesla, representing the Applicant.

Mr. Otto summarized his July 30, 2021 review letter.

John Kornick, P.E., P.P., K2 Consulting Engineers, sworn.

Mr. Kornick placed his credentials on the record.

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

All voted aye. Motion carried.

A-1 Minor Subdivision Plan 1/27/21

Mr. Kornick testified to the location and zoning of the property. He advised the Board of the minimum requirements for lot size and lot depth for the zone, testifying to the size shape and location each. The subdivision would allow for the minimum lot area to be complied with by both lots. By moving the lot line two feet to the north will allow new lot 9.01 to be in compliance with the lot area requirements. He testified to the existing variance conditions on the property advising one variance would be eliminated by this lot line adjustment. Mr. Kornick testified to the positive criteria for granting the variance request and the benefits and detriments of the proposed application; commenting the variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the ordinance. Mr. Kornick agreed the applicant would comply with the comments in the review letter.

Mr. Otto commented the lot line adjustment will make the lots more conforming with the existing development and something typically seen in Ocean Acres. He clarified for the Board that this development was part of a settlement agreement and they will still follow the previous approval through the Pinelands for drainage.

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

All voted aye, Motion carried.

Michael Breen, 36 Haley Circle, sworn.

Mr. Breen commented his concern is the trees and his belief they are part of Paramount Escapes Ocean Breeze and they will not be removed; he also had concerns over drainage. Mr. Kornick stated this was correct there is a 50 foot buffer; roadway and lots improvements are reviewed by the township engineer to ensure there is no impact.

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

All voted aye. Motion carried.

Mr. McKenna charged the Board.

Motion by Mr. Scheidt to approve; second by Mr. Fischer.

Aye: Scheidt, Fischer, Goldstein, Perez, Swank, Wiseman, Doherty, Leonardo, Bille

Motion carried.

**C. DOCKET NO. PB 21-04
WALTERS DEVELOPMENT CO., LLC
BLOCK 92.02, LOTS 1-7
220, 222, 224, 226, 228, 230, 232 BARRACUDA ROAD
MINOR SUBDIVISION WITH VARIANCE**

Steven Ward, Esq. Giordano Halleran & Ciesla, representing the Applicant.

John Kornick, P.E., P.P., K2 Consulting Engineers, previously sworn.

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

All voted aye. Motion carried.

Mr. Otto summarized his July 30, 2021 review letter.

A-2 Minor Subdivision Plan 1/27/2021

Mr. Kornick testified to the size, shape, location and zoning requirements for the property. The proposal is to resubdivide the lots eliminating the lot area deficiencies and creating 10,000 square foot lots for five of the lots, which is the minimum lot requirement for the zone. Mr. Kornick testified to the lot depth variances being sought on the two end lots. The positive and negative criteria was addressed and testimony was given as to the purposes of the MLUL that will be advanced and that the variances can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and

ordinance. Mr. Kornick stated the Applicant agrees to comply with the review letter, but noted the comment regarding the site triangle was not relevant. He provided testimony in regards to drainage.

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

All voted aye. Motion carried.

Mr. Leonardo noted for the record there was no public comments.

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

All voted aye. Motion carried.

Mr. Otto commented this application eliminates five lot area variances leaving only the corner lots seeking variance relief.

Mr. McKenna charged the Board.

Motion by Mr. Fischer to approve; second by Mr. Scheidt.

Aye: Fischer, Scheidt, Goldstein, Perez, Swank, Wiseman, Doherty, Leonardo, Bille

Motion carried.

**D. DOCKET NO. PB 21-05
WALTERS DEVELOPMENT CO., LLC
BLOCK 92.09, LOTS 2 & 3
517 & 519 MERMAID DRIVE
MINOR SUBDIVISION WITH VARIANCE**

Steven Ward, Esq. Giordano Halleran & Ciesla, representing the Applicant.

John Kornick, P.E., P.P., K2 Consulting Engineers, previously sworn.

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

All voted aye. Motion carried.

A-1 Minor Subdivision Map 1/27/2021

Mr. Otto summarized his July 30, 2021 review letter.

Mr. Kornick testified to the zone and zoning requirements for the property; stating the minimum lot width is 75 feet and lot depth is 120 feet. The size shape and location of the property and the surrounding area was testified to. The subdivision maps from the 70's created these lots these particular lots front and rear lot lines are not parallel, this proposal will create two conforming lot areas but the lot frontage on new lot 3.01 will be deficient by .11 feet. Mr. Kornick testified to positive and negative criteria and the purposes of the MLUL that are advanced by application.

He stated as a professional planner he believes there is no substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and ordinance by the granting of this variance. Mr. Kornick agreed to comply with the comments in the review letter.

Motion by Mayor Bille to open to the public; second by Mr. Scheidt.

All voted aye. Motion carried.

Mr. Leonardo noted for the record there was no public comments.

Motion by Mayor Bille to close to the public; second d by Mr. Scheidt.

All voted aye. Motion carried.

Mr. McKenna charged the Board.

Motion by Mr. Scheidt to approve; second by Mr. Fischer.

Aye: Scheidt, Fischer, Goldstein, Perez, Swank, Wiseman, Doherty, Leonardo, Bile

Motion carried.

**E. DOCKET NO. PB 21-06
WALTERS DEVELOPMENT CO., LLC
BLOCK 92.42, LOTS 11 & 12
10 & 12 PHOEBE DRIVE
MINOR SUBDIVISION WITH VARIANCE**

Steven Ward, Esq. Giordano Halleran & Ciesla, representing the Applicant.

John Kornick, P.E., P.P., K2 Consulting Engineers, previously sworn.

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

All voted aye. Motion carried.

Mr. Otto summarized his review letter.

A-1 Minor Subdivision Plan 2/25/21

Mr. Kornick testified to the location, zoning requirements and surrounding areas of the property. Lot 11 consists of 9,000 square feet making it undersized for the zone, lot 12 is an existing nonconformity for lot depth. The proposal is to consolidate and resubdivide moving the lot line and having conforming lot areas for both lots, this exacerbates the lot depth requirement from 105 feet and now being 95 feet. The positive and negative criteria was testified to, stating the purposes of the MLUL will be advance by the granting of the variance and there will be no substantial detriment to the public good and without substantially impairing the intent of the zoning plan and zoning ordinance. The Applicant agreed to comply with the review comments in the review letter, noting there is no requirement for a site triangle easement on lot 12.01.

Motion by Mayor Bille to open for public comment; second by Mr. Swank.

All voted aye. Motion carried.

Mr. Leonardo noted for the record there was no public comments.

Motion by Mayor Bille close to the public; Mr. Swank.

All voted aye. Motion carried.

Mr. McKenna charged the Board.

Motion by Mr. Scheidt to approve; second by Mr. Fischer.

Aye: Scheidt, Fischer, Goldstein, Perez, Swank, Wiseman, Doherty, Leonardo, Bille

Motion carried.

**F. DOCKET NO. PB 21-07
WALTERS DEVELOPMENT CO., LLC
BLOCK 92.43, LOTS 11 & 12
15 & 17 PHOEBE DRIVE
MINOR SUBDIVISION**

Steven Ward, Esq. Giordano Halleran & Ciesla, representing the Applicant.

John Kornick, P.E., P.P., K2 Consulting Engineers, previously sworn.

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

All voted aye. Motion carried.

Mr. Otto summarized his review July 30, 2021 letter.

A-1 Minor Subdivision Plan 1/27/21 revised 7/23/21

Mr. Kornick testified there are no variances being requested on this proposal, it is a straightforward subdivision application to take nonconforming lots in regards to lot area and bring them into conformance. A site triangle will be provided at the corner of Sail Lane and Phoebe Drive and the Applicant agrees to all comments in the review letter.

Motion by Mr. Scheidt to open to the public; second by Mr. Swank.

All voted aye. Motion carried.

Mr. Leonardo noted for the record there was no public comments.

Motion by Mayor Bille to close; second by Mr. Scheidt.

All voted aye. Motion carried.

Mr. McKenna charged the Board.

Motion by Mr. Fischer to approve; second by Mr. Scheidt.

Aye: Fischer, Scheidt, Goldstein, Perez, Swank, Wiseman, Leonardo, Bille

Motion carried.

**G. DOCKET NO PB 21-08
WALTERS DEVELOPMENT CO., LLC
BLOCK 92.44, LOTS 9 & 10
13 & 15 STAYSAIL AVENUE
MINOR SUBDIVISION**

Steven Ward, Esq. Giordano Halleran & Ciesla, representing the Applicant.

John Kornick, P.E., P.P., K2 Consulting Engineers, previously sworn.

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

All voted aye. Motion carried.

Mr. Otto summarized his review letter.

A-1 Minor Subdivision Plan 1/27/21 revised 7/23/21

Mr. Kornick testified to the size shape and location of the property, explaining the purpose of the subdivision is to create conforming lot areas for both lots. The Applicant agreed to comply with the comments in the review letter.

Motion by Mr. Fischer to open for public comments; second by Mr. Scheidt.

All voted aye. Motion carried.

Mr. Leonardo noted for the record there was no public comments.

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

All voted aye. Motion carried.

Mr. McKenna charged the Board.

Motion by Mr. Scheidt to approve; second by Mr. Fischer.

Ms. Cole noted for the record Mr. Doherty has left the room and did not hear the testimony for the application therefore Mr. Grasso will be voting.

Aye: Scheidt, Fischer, Goldstein, Grasso, Perez, Swank, Wiseman, Leonardo, Bille

Motion carried.

Motion by Mr. Goldstein to take a recess; second by Mr. Fischer.

All voted aye. Motion carried.

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

MASTER PLAN/LAND USE ORDINANCES:

A. PUBLIC HEARING MASTER PLAN REEXAMINATION

Mr. Doherty informed the Board the subcommittee has been working on this since February; the entirety of the 2010 Master Plan has been reviewed. He thanked Stacey's office and the Clerk's office for gathering the background data that was needed. Mr. Doherty commented that mandates from the State do drive certain obligations from the municipalities and are incorporated in the master plan reexamination report, along with some other additions and deletion of items which were no longer viable

Robert Dare, P.P., T&M Engineering, sworn.

Mr. Dare advised the Board there are key points to a master plan reexamination report; a periodic review to assess the need for change, assess the municipality's success at achieving its goals and objectives, and determine the need for updates and revision. A reexamination report is required every ten years and provides the presumption of validity of the municipal zoning ordinance. Mr. Dare went over the chapters of the reexamination report; explaining what each chapter contained and what was still valid or has been accomplished and how the township is looking to proceed in specific area. He testified regarding chapter seven being a new chapter and requires recommendation for public electric vehicle infrastructure and is required by recent amendments to the MLUL. Mr. Dare stated there have been two redevelopment plans adopted since the 2011 Master Plan and been made a part of the reexamination report. A note was made that the recommendation is any future redevelopment plans adopted or amendments to existing redevelopment plans within the township include specific requirements which are outlined in the Local Redevelopment and Housing Law. There was a discussion regarding the Town Center Designation being part of the Plan Endorsement from the State of New Jersey and the goal to secure an extension of the designation. This designation would have facilitated the development of areas. Mr. Dare stressed the importance of the demographic objective and any change in the makeup of the population.

Charlie Cunliffe, 155 Rockrimmon Boulevard, sworn.

Mr. Cunliffe questioned the redevelopment area identified on Gunning River Road and inquired if this is the property commonly known as Tanner's Pit. Ms. Cole advised the property referenced is referred to as Tanner's Pit; the property was deemed an area in need of development many years ago, however a redevelopment plan had not been done.

Mr. Cunliffe commented a lot of citizen guides stress for a meaningful or successful master plan to be done for a town there should be an aggressive request for public input and get ideas and subcommittees of citizens and requested that the Planning Board do this prior to any final action being taken. Mayor Bille commented there has been five public meetings on the Master Plan, which were duly advertised public meetings. Mr. Cunliffe stated the method of promotion in the era of COVID was not aggressive enough and the agendas were not posted in a timely fashion.

Ms. Cole commented all the meetings were properly advertised, the agendas were posted on the bulletin board as well as on the website. She stated there was an issue with one month's agenda which was not linked to the Planning and Zoning Board's page; however this was at a point in time in which town hall was open to the public and the agenda was posted within 48 hours of the meeting. It was also noted that if anyone contacted the office the agenda would have been sent. The minutes are still being worked and once voted on are available to the public. Mr. Cunliffe said there is the letter of the law and the spirit of the law and if they truly want to have an interactive master plan the extra step should be taken and aggressively ask for public input.

Steve Maloney, 10 Ravenwood Boulevard, sworn.

Mr. Maloney agreed a little more promotion of the master plan should be made to the public at large. He feels the public is not well informed that the meetings are going forward and to give feedback on the master plan. Mr. Maloney commented he would have liked to see the document. Ms. Cole commented this document has been on the website since September 3rd, it was on the home page as well the Planning/Zoning Board page and was emailed to anyone who called and asked.

Mr. Scheidt explained this was a Master Plan Reexamination report, which is like a road map of what was done, what goals have been accomplished and what still remains valid. He reiterated these are goals of the township and state has certain things they require as well.

Mr. Cunliffe inquired about the area behind the Walgreens and if there is something the township could do within the master plan to prevent developers from clear cutting and walking away. Mr. Otto explained that issue would not be addressed through the master plan; it is addressed through the township's development regulations, to not allow cutting to occur until a valid bond is in place for reforestation and stabilization.

Motion by Mr. Goldstein to close to the public; second by Mayor Bille.

All voted aye. Motion carried.

Motion by Mr. Goldstein to adopt the Master Plan Reexamination report; second by Mr. Perez.

Aye: Goldstein, Perez, Fischer, Scheidt, Swank, Wiseman, Doherty, Leonardo, Bille

Motion carried.

B. APPROVAL OF MASTER PLAN MINUTES:

FEBRUARY 24, 2021

Motion by Mr. Scheidt to approve; second by Mr. Perez.

All Master Plan Subcommittee members voted aye. Motion carried.

APRIL 7, 2021

Motion by Mr. Scheidt to approve; second by Mr. Perez.

All Master Plan Subcommittee members voted aye. Motion carried.

(Whereupon Mr. Dare was excused from the meeting)

NEW BUSINESS:

**H. DOCKET NO PB 17-07
LIGHTHOUSE BARNEGAT, LLC
BLOCK 92.111, LOT 24.09
750 LIGHTHOUSE DRIVE
FIELD CHANGE REQUEST**

Mr. McKenna advised the Board his office has been in constant contact with the Applicant; he explained the issue in his opinion is more administrative in nature. When the application was before the Planning Board the professional testified the community would contain 20% affordable housing units; the ordinance does not require this but rather says it can contain up to 20%. The resolution reflects this 20% of the unit being affordable, the Applicant is asking that this be made clearer in a revised resolution to say up to 20% not 20% will be set aside for affordable units. Mr. Otto advised when this was approved there was no obligation for affordable housing for the project. The project has since been sold and Homes Now has every intention on providing affordable housing, however not obligated to provide the units.

Motion by Mr. Scheidt to approve the amending of the resolution; second by Mr. Doherty.

Aye: Scheidt, Doherty, Fischer, Goldstein, Perez, Swank, Wiseman, Leonardo, Wiseman

Motion carried.

APPROVAL OF VOUCHERS: RESOLUTION NO. P-2021-14

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

Aye: Bille, Wiseman, Fischer, Goldstein, Perez, Scheidt, Swank, Doherty, Leonardo

Motion carried.

Barnegat Township Planning Board
September 28, 2021
Page 12 of 12

OPEN MEETING FOR GENERAL PUBLIC COMMENT:

Motion by Mayor Bille to open to the public; second by Mr. Wiseman.

All voted aye. Motion carried.

Mr. Leonardo noted for the record there was no public comments.

Motion by Mayor Bille to close to the public; second by Mr. Wiseman.

All voted aye. Motion carried.

LITIGATION/EXECUTIVE SESSION: NONE.

ADJOURN MEETING:

Mr. Leonardo adjourned the meeting.

Meeting adjourned at 9:08 p.m.

Respectfully Submitted,



Stacey M. Cole, Board Secretary

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$20.25 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared Denise Roberts at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

09/15/2021 A.D 2021

Vicky Felty
Notary Public State of Wisconsin County of Brown

9/19/21
My commission expires

VICKY FELTY
Notary Public
State of Wisconsin

PUBLIC NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Barnegat Township Planning Board on September 28, 2021 at 6:30 p.m., in the municipal courtroom at the Barnegat Township Municipal Building, 900 West Bay Avenue, Barnegat Township, N.J., at which time the Planning Board will consider and may take formal action on the adoption of the Master Plan Reexamination Report.

A copy of the of the Master Plan Reexamination Report will be on file ten (10) days prior to the public hearing in the office of the Township Clerk, 900 West Bay Avenue to be reviewed during the hours of 8:30 a.m. to 4:30 p.m. and in the office of the Barnegat Township Planning Board, 1 Ocean Avenue to be viewed during the hours of 7:30 a.m. to 3:30 p.m.

At the public hearing any interested members of the public and representatives of the Ocean County Planning Board and/or adjoining municipalities may appear in person or by attorney and may make comments and ask questions regarding the adoption of the Master Plan Reexamination Report of the Township of Barnegat.

Stacey M. Cole, Secretary
Barnegat Township Planning Board
(\$20.25)

0004910212-01

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

**MINUTES OF MEETING
AUGUST 11, 2021
6:30 P.M.**

MEMBERS PRESENT: Robert Doherty, Vice Chairman, George Perez,

MEMBERS ABSENT: Lou Scheidt

ALSO PRESENT: Stacey M. Cole, Secretary to the Board, Stan Slachetka, PP, AICP, and Robert Dare, PP (via telephone) T& M Associates Township Planners, Kurt Otto, PE, CME Associates, Township Engineer

OPEN PUBLIC MEETINGS ACT

DISCUSSION ITEMS:

A. Review of Draft Reexamination Report

Mr. Doherty advised that due to an injury Mr. Scheidt is unable to attend the meeting, however they have spoken at length about the document and his comments. Mr. Slachetka introduced Mr. Dare to the Subcommittee advising there has been a change in the team.

Mr. Slachetka advised there are a few discrepancies with 2011 Master Plan land use plan map and the current zoning map that are worth noting and the Subcommittee can determine if they would like to make a recommendation to update. He commented a lot of time has been spent reviewing the goals and objectives, problems and issues; feedback was received and a determination was made as to what has changed, what problems, issues or concerns might be increased, alleviated or no longer relevant. Mr. Slachetka stated he wants to make sure that the perspective of the Subcommittee is reflective in the report. The next section outlines all the changes at the county and state levels with regards to land use regulations and relevant court case that may have impacts on land use policies. The final recommendations were related to specific changes recommend to the Master Plan and development regulations. There is also recommendations for redevelopment plans as well as the new requirement in the MLUL for electric vehicle charging stations. Mr. Slachetka stated there are a lot of provisions being reaffirmed from the prior Master Plan; noting there is not a fundamental change in the township's land use or zone plans. There are some technical corrections they feel should be identified on the land use plan map but does not necessarily have to happen now. He reiterated they want to ensure the Subcommittee's feedback has properly been presented with regards to the goals and objectives.

Mr. Doherty inquired if Mr. Perez had any particular issues he would like to raise after having reviewed the report; Mr. Perez advised he had nothing at this point in time. Mr. Doherty commented himself and Mr. Scheidt have not seen any major problems with respect to zoning.

Mr. Doherty commented on the mandate regarding charging stations commenting he understands it being called out in the report however felt the Township Committee should be addressing this mandate. Mr. Slachetka advised if the map is amended it triggers the statutory requirement for the climate change related hazard vulnerability assessment; he advised rather than amending the map itself identifying a couple places that require updates but stating its basically consistent. When a new Master Plan is done and not a reexamination report the areas of inconsistencies can be addressed. Mr. Doherty clarified at this point it should be in the report as a recommendation and with it being up to the Township Committee if they choose to do something. Mr. Otto advised there are sections within the reexamination report related to the goal of continuing to access zoning and areas targeted for development and to promote commercial development in appropriate areas. He commented on the success of the mixed use development on Lighthouse and the possibility of looking to target the Route 9 area; stating it meets several of the goals and objectives. Mr. Doherty stated he agrees and feels that is an area that needs to be considered and feels it should be listed an objective. Mr. Slachetka suggested that could be added in as a new goal in the land use section.

Mr. Slachetka again addressed the land use plan map in the 2011 Master Plan stating it focused in on the properties east of the parkway noting the land to the west of the parkway is defined by the Pinelands Comprehensive Management Plan but suggesting when a full blown Master Plan is performed the land west of the parkway should be shown to alleviate any confusion. He explained the current zone plan should be the default for the land use plan and there are a few technical type corrections that would be suggested. These inconsistencies should be identified but the recommendation is not for a new land use plan map now.

Mr. Doherty commented that he does not think another Master Plan Subcommittee meeting is necessary at this point, stating he feels the document ready to be presented to the entire Planning Board. Mr. Otto agreed that there are a few minor revisions and can go directly to the Board for review and recommendation. Mr. Slachetka advised he would work with Mr. Otto on the language for the Route 9 corridor, the specific discrepancies between the land use plan and the zone map will be identified and noted as being substantial consistent and the charging stations will mentioned. Mr. Doherty suggested a note regarding the State mandate. Mr. Slachetka commented he felt comfortable this could be heard at the September meeting.

ADJOURN MEETING:

Mr. Doherty adjourned the meeting.

Respectfully Submitted,


Stacey M. Cole, Board Secretary

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

MINUTES OF MEETING

July 14, 2021

6:30 P.M.

MEMBERS PRESENT: Robert Doherty, Vice Chairman, George Perez, Lou Scheidt

ALSO PRESENT: Stacey M. Cole, Secretary to the Board, Stan Slachetka, PP, AICP, and Janki Patel, PP, AICP, T&M Associates Township Planners, David Barry, PE., Township Engineer

OPEN PUBLIC MEETINGS ACT

DISCUSSION ITEMS:

A. GOALS AND OBJECTIVES:

Mr. Doherty expressed his frustration with having received a 40 page document the morning of the meeting after cancelling the June meeting for this to be provided. He feels it would have been wise to adjourn this meeting to give the members an opportunity to review. Mr. Slachetka apologized; explaining he felt it would be helpful to continue with the meeting as there is a lot of information and could help orient the Board to the document and have a meaningful review of the draft. Mr. Doherty stated this is unacceptable and unprofessional considering the importance of the project. Mr. Slachetka advised he anticipated after the next meeting the draft could be wrapped up and ready to present to the Planning Board. Mr. Doherty commented he would have liked the opportunity to review the document and then hear the synopsis rather than going point by point. Mr. Slachetka feels there is an opportunity to have some dialogue and conversation before finalizing the document. Mr. Perez agreed with Mr. Doherty's comments. Mr. Scheidt commented there was no time for this document to be reviewed having received it the day of the meeting. This is the Master Plan and an important document. Mr. Slachetka again apologized stating he thought of this a dynamic working session to let the Committee know the direction they were going in; so when the final draft was submitted it would be reflective of the committee's perspective. He commented the Committee's expectations and their expectations were obviously different.

Mr. Doherty inquired if the information they were waiting to acquire from the engineer has been received and how much time is needed to put all the information together into a synopsis. He advised the committee should be told what they have questions on and what is needed and expected from them. Mr. Slachetka commented there are several things they wanted to discuss to take the next steps with some of the issues that have been researched. He advised the committee regarding a new requirement as part of the reexamination report is consideration for electric vehicle charging stations being included. Mr. Doherty commented there is a charging station at Wawa and if there is a suggestion of another area he should present it to the Committee. There was a discussion regarding zoning, potential zone plan map modifications

Barnegat Township Planning Board

July 14, 2021

Page 2 of 2

and new changes to the Municipal Land Use Law that may trigger the township to want to add and incorporate some changes into the ordinance. Mr. Barry commented the only thing he feels he will be reaching out to T&M regarding is the Town Center Designation as this will be expiring in December.

Mr. Slachetka proposed updating the Zoning Map. Mr. Scheidt suggested having an agenda set and any documents received a week prior to the next meeting to give the Committee an opportunity to review along with suggested changes. Mr. Doherty added if CME and T&M are in communication they should come to the Committee with a proposal for their consideration. He asked for a time frame in which this could be accomplished and brought back to the Committee for a meeting, adding all documentation should be provided a week ahead of time. Mr. Slachetka suggested a date in August, Ms. Cole stated she would confirm the room availability tomorrow.

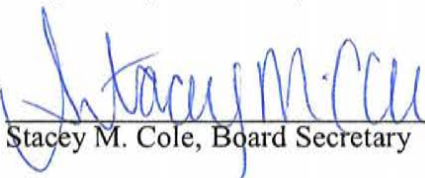
Mr. Slachetka informed the Committee sections one, two and three of the reexamination report are substantially complete as they have thoroughly been gone through in previous meetings and now only need their reaffirmation. Section four is a new section outlining the federal, state and local level changes. Section five is specific recommendations for the Master Plan that will be based upon dialogue and interactions with CME as well as items reflective of previous master plan subcommittee meetings. Section six is incorporation of redevelopment plans and will not change. Section seven is the electric vehicle charging stations and they will craft specific recommendations. Mr. Slachetka invited any comments or recommendations to be emailed to his office. Mr. Doherty commented it is important that the planners and engineers get together to offer guidance to the committee.

ADJOURN MEETING:

Mr. Doherty adjourned the meeting.

Meeting adjourned 7:10 pm

Respectfully Submitted,



Stacey M. Cole, Board Secretary

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

**MINUTES OF MEETING
MAY 5, 2021
6:30 P.M.**

MEMBERS PRESENT: Robert Doherty, Vice Chairman, George Perez, Lou Scheidt

ALSO PRESENT: Stacey M. Cole, Secretary to the Board, Joanne Gelato, Recording Secretary Stan Slachetka, PP, AICP, and Janki Patel, PP, AICP, T& M Associates Township Planners

OPEN PUBLIC MEETINGS ACT

DISCUSSION ITEMS:

Goals and Objectives

Mr. Slachetka advised there were revisions made to the goals and objectives and wanted to go through them quickly to determine the revisions made are consistent with the Board's understanding. There are a couple places where additional information is still needed and they have reached out to the township engineer. He advised that Ms. Patel has been compiling and providing an overview of key changes and revisions that have taken place at the state county and regional levels and will highlight the things that are relevant to the official recommendations for the reexamination report. The current zoning map has been distributed and he was looking for feedback from the subcommittee members regarding any revisions updates and changes. Mr. Slachetka advised they want to create a new land use plan map as part of the Master Plan Reexamination. Mr. Doherty advised the discussion should just be in regards to the changes.

Ms. Patel advised there were several key items that needed to be looked at after the last meeting and discussed with the township engineer. Mr. Doherty suggested starting on page 5 where the comments in red began. Mr. Slachetka commented the ROSI will continue to be updated. Ms. Patel advised the Green Building and Environmental Sustainability Plan Element was adopted and can be removed. There was a discussion regarding the energy audit and Ms. Cole commented there may have been some confusion when she inquired regarding this having been performed but will follow up with the Clerk's office. The goal of additional commercial areas west of the parkway has been accomplished. Mr. Slachetka commented the police continue to monitor accident areas and make recommendations. Historic Design Standards were adopted but there is a need for an updated ordinance pertaining to the transition area; Ms. Patel commented this is an item to be discussed with the engineer as well. Mr. Slachetka stated before the next subcommittee meeting they will meet and discuss the items necessary with the township engineer.

Mr. Slachetka advised the Board without getting into details a draft of the narrative as it relates to the township and asked Ms. Patel to advise of the changes that have occurred at the state and county levels that may affect the planning policies within the township. Ms. Patel went over the documents which have been prepared by the county since the 2011 Master Plan and how they relate to the consistency and goals and objectives of the 2011 Master Plan. Mr. Slachetka

reiterated these are changes at the county level since Barnegat's 2011 Master Plan and they don't have to be consistent and conform with the county plan; as they focus on broader regional planning goals and does not recommend specific land uses but a relationship with the county plan will need to be stated. Ms. Patel commented there was a MLUL update in 2018 which talks about Smart Growth and the installation of electric charging stations. Mr. Slachetka explained during a reexamination report you are not required to make changes to the Land Use Plan Element, however a recommendation can be made within the report that this element be updated and when this occurs these provisions which have been mandated by the state must be addressed and incorporated. Ms. Patel advised of the 2021 MLUL update which is regarding climate change. Mr. Slachetka commented this will have an effect on some of the zoning policies and the zone plan. Ms. Patel addressed the complete streets policy, commenting in 2009 the DOT adopted the policy and stated if the township has a policy in place it too should be updated. Ms. Patel commented on Sustainable Jersey advising it is a certification program for municipalities that want to go green and explained the benefits. Mr. Slachetka advised the Board may want to make a recommendation but unlike the other two items this is not mandatory.

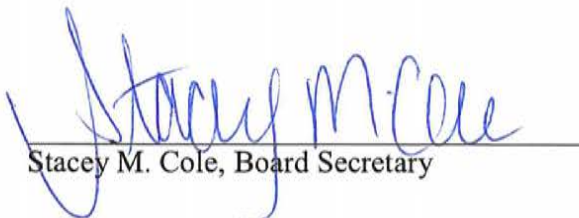
Mr. Doherty clarified for the next meeting everything will be updated with the appropriate recommendation in the hopes to bring this reexamination document to the full Planning Board. Mr. Slachetka commented prior to the next meeting they will be provided with a draft with all the required amendments and these recommendations; these will all be itemized and ready for discussion. He explained recently there was a change regarding cannabis; Ms. Cole commented the township will be opting out and it has already been referred to the Planning Board and sent back to the Committee. Mr. Slachetka advised one of the most important items with the reexamination report is a review of the zoning map to determine if there are any changes revisions or updates to any of the zones; including the boundaries and uses. Inquiring if there are any changes the Planning Board wishes to make regarding land use. Ms. Cole suggested bringing this item to the entire Planning Board prior to the next subcommittee meeting, Mr. Doherty commented the township engineer would be in a better position to answer this question. It was determined a meeting would be set up with the township engineer's office and zoning official to begin a discussion.

There was a discussion regarding the scheduling of the next meeting. Ms. Cole suggested waiting until after meeting with CME to allow an opportunity for any suggested changes to be incorporated. Mr. Slachetka commented this would be a good idea so they could get the feedback and craft a final draft to the subcommittee for review.

ADJOURN MEETING:

Meeting adjourned 7:12 p.m.

Respectfully Submitted,


Stacey M. Cole, Board Secretary

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

**MINUTES OF MEETING
APRIL 7, 2021
6:30 P.M.**

MEMBERS PRESENT: Robert Doherty, Vice Chairman, George Perez, Lou Scheidt

ALSO PRESENT: Stacey M. Cole, Planning/Zoning Administrator, Joanne Gelato, Recording Secretary, Stan Slachetka, PP, AICP, and Janki Patel, PP, AICP, T& M Associates Township Planners

OPEN PUBLIC MEETINGS ACT

DISCUSSION ITEMS:

A. GOALS AND OBJECTIVES

Mr. Slachetka advised the Subcommittee the Goals and Objectives have been gone through by his office. He reminded the Board the first step in the reexamination process is to identify and catalogue all the various goals, objectives, land use and planning and zoning issues from the prior master plan. The next step is to make a determination if any of these goals and objectives are still valid, no longer valid or have been addressed or have they increased in terms of magnitude; and if so what is the recommended approach or revision within the reexamination report. He informed the Subcommittee a lot of actions have taken place on a local level subsequent to the 2011 Master Plan. In the next section they will get into the goals and objectives and things that have changed from the courts through case law or through statutes that have been enacted since 2011 or new regulations that may affect land use policies within the township.

Mr. Doherty advised there are many goals that have been noted as remaining valid and he does not feel those need to be discussed. He also stated he items noted as having adopted ordinances addressing do not need to be discussed unless there is a specific comment. He commented they should be addressing the items that are of concern and require additional actions. Mr. Scheidt agreed many of the goals are still valid and should remain valid; noting a number of items zoning wise and development wise have been addressed.

There was a discussion regarding the goals related to the Historic District and the recreational access to the bay and these goals remaining valid. The goal relating to recreation and open space will reference the ROSI as evidence of preservation. The Green Building and Environmental Sustainability Element was adopted completing that previous goal. Ms. Cole advised she will follow up with the Clerk's Officer pertaining to an energy audit having been performed. Mr. Scheidt inquired if the energy audit was specific to township buildings commenting this is more of an operational issue as opposed to a master plan issue. Mr. Slachetka advised there are provisions now for focusing on energy efficiency as part of the land use planning efforts and this goal does have a certain level of relevancy.

Mr. Slachetka commented on the goal relating to more commercial areas west of the parkway; noting an ordinance was adopted pertaining to the C-N zone west of the parkway. Mr. Doherty commented the goal should be left to continue to evaluate. There was a discussion relating to bicycle and walking paths with links to other areas of the township including the rail to trail proposal. Mr. Doherty advised the Barnegat Branch Trail has been completed by the county and should not be noted as it something for the future. The bicycle and walking paths have been done with all sites as the have been developed. Mr. Scheidt commented the idea of the Barnegat Bay Trail and connecting that to the water front is still a good idea for the master plan and fits with the Historic District.

There was a discussion regarding if the objective for encouraging reporting and monitoring of areas with frequent accidents remained valid. Mr. Scheidt commented he feels this is still valid, although monitored by other agency, as traffic continues to increase the monitoring will never stop and this will be ongoing. There was a discussion regarding the Historic District; design standards have been adopted but not an updated historic ordinance in reference to preservation and a transition area. The Subcommittee agreed this remains valid. The Subcommittee addressed the sign ordinance and the fact that there was a draft which was never adopted and should be brought to the Township Committee and continue to remain as part of the master plan. Ms. Patel commented there was an ordinance adopted but it was regarding temporary signage. The Subcommittee agreed the goal about the land use ordinance and potential inconsistencies with landscaping, buffer and design standards could be eliminated. Agreeing that in the past ten years this has not been an issue with any development applications. An updated lighting ordinance remains valid as there have been many changes in lighting technology. Updated floodplain regulations should be kept as an objective and investigated.

Mr. Slachetka advised the Board if the Land Use Element of the Master Plan is going to be updated to incorporate changes to the MLUL the revisions can be made for sustainable design, methods, materials and practices and is an important objective and should remain valid. The objectives relating to plan endorsement were addressed as part of that process. An updated environmental review ordinance should remain. Mr. Slachetka spoke about the renewal of plan endorsement and renewing the center designation . He inquired if anyone has been in touch with the Office of Planning Advocacy. Ms. Cole advised her office is unaware if the township has taken any action towards this as of yet and suggested contacting the township administrator to ascertain if this will be pursued. The Subcommittee agreed this should remain and be addressed. There was a discussion in regards to the objective to change the ordinance relative to traffic calming. Mr. Doherty commented that any development does submit traffic impact statements and feels this is covered through the application process itself. It was noted there was no program related to mass transportation information and is no longer a valid objective.

There was a discussion regarding redevelopment and rehabilitation of properties within the Main Street site; Mr. Slachetka advised he is going to look into this further for the determination of its continued validity. The objective of revising the CN and C-PHD zones to preclude gas stations and car washes within the wellhead protection areas was not accomplished through ordinance amendments, however, a wellhead protection ordinance was adopted. The Subcommittee suggested consulting with the township engineer but feel that this may no longer be an issue. It

Barnegat Township Planning Board
Master Plan Subcommittee
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was determined that the town center ordinances addressed the encouragement of pedestrian oriented developments within walking distances of transit opportunities; but does continue to be an objective. It was reiterate that a transition area in the Historic District does remain valid.

The Subcommittee agreed what has been covered is complete and does not feel there needs to be any added goals or objectives. Mr. Slachetka advised the Subcommittee through this process has addressed two of the critical parts of the master plan reexamination report and the next step in the process is to draft the frame work for the Subcommittee's review. Part of this will be a statement of the various changes that have occurred at the local, state, regional and national levels that may affect land use development and zoning within the township. This will determine if there needs to be any changes to zoning or land development regulations, policies and plan. The zoning map and zone plan will be looked at to determine if there are any changes or modifications that should be reflected in a new land use plan map.

The Subcommittee established a tentative date of May 5, 2021 for the next meeting.

ADJOURN MEETING:

Mr. Doherty noted for the record there were no further comments.

Meeting adjourned at 7:46 p.m.

Respectfully Submitted,



Stacey M. Cole, Board Secretary

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

**MINUTES OF MEETING
FEBRUARY 24, 2021
6:30 P.M.**

MEMBERS PRESENT: Robert Doherty, Vice Chairman, George Perez, Lou Scheidt

ALSO PRESENT: Stacey M. Cole, Planning/Zoning Administrator, Joanne Gelato, Recording Secretary, Stan Slachetka, PP, AICP, and Janki Patel, PP, AICP, T& M Associates Township Planners

OPEN PUBLIC MEETINGS ACT

DISCUSSION ITEMS:

A. OVERVIEW

Ms. Patel stated an Excel spreadsheet was sent out to everyone with the Goals and Objectives from 2011 the Master Plan. She advised the Board that Mr. Slachetka will be providing the initial presentation of the project and he may be a little late. Mr. Slachetka apologized for being late and thanked the Subcommittee for holding a virtual meeting. Mr. Slachetka introduced himself and Ms. Patel advising they will be working together with the Board on the Master Plan reexamination report. The Subcommittee and Planning Board staff were also introduced.

Mr. Slachetka began by explaining the difference between a reexamination report and a full comprehensive master plan. The key difference is preparing a comprehensive master plan is not a required action by the Planning Board and you do not have to adopt a comprehensive master plan of the municipality. However the zoning ordinance has to be substantially consistent with the Land Use and Housing Plan Element of the master plan and without a master plan you essentially do not have a valid zoning ordinance. A master plan has several plan elements; a Land Use Plan Element is a mandatory required element of the master plan; the Housing Plan element while not mandatory it is essentially required because your zoning ordinance has to be substantially consistent with both elements. Another required element is an overview of the Goals and Objectives of the community in the context of the land use planning framework. goals and the objectives are very important to set the foundation for what the township's land use policies are going to be. Ultimately it is expressed in the Land Use Plan Element and the zone plan for the community. There are many other optional elements of the master plan provided under the Municipal Land Use Law.

A comprehensive master plan is developed and includes all the mandatory elements and any of the optional elements selected and it an extensive effort to undertake. The Municipal Land Use Law, which governs land use policies and the review process in New Jersey, requires the master plan of a municipality be reexamined at least once every ten years. He reiterated this is not

mandating a full replacement of the existing master plan; it is reexamining the master plan to reevaluate if the goals and objectives and policies expressed in the Land Use Plan Element are still valid or have there been issues or other changes that have occurred at national, state or local level that would suggest it is important to make modifications.

This undertaking is for a master plan reexamination. A reexamination can include recommendations for changes or amendments or inclusions of new elements of the master plan. It can also include recommendations for revisions and changes to the zoning ordinance and development regulations. The purpose of the master plan reexamination report is to reevaluate the township's goals and objectives from a land use planning policy perspective and determining if there needs to be any changes to those policies or changes and updates to the zoning ordinance.

Mr. Slachetka explained there are four or five essential components of a master plan reexamination report as spelled out in the Municipal Land Use Law. The first being the goals objectives and strategies that may have been presented the last time the township undertook a master plan or reexamination report. Identification and review of any issues concerns and problems from last review and whether or not they have increased, been addressed or reduced over the last 10 years. Also reviewing the goals and objectives to see if they have been achieved are they still valid and if there are any other new goals and objectives that the community may want to include in the master plan. He informed the Subcommittee the first step of the process is an inventory of what was said last time and a review and determination of how those problems, issues, goals and objectives have been addressed and changed and what are new concerns that need to be incorporated or added into the reexamination. Mr. Slachetka advised they will be presenting to the subcommittee an inventory of what was presented at the last master plan. This will need to be looked at critically to see if these goals and objectives have been met and or addressed as well as any issues that continue or are new.

In addition to this there is a review of any changes that have occurred at the national, state, regional or local levels that may affect the land use planning policies. Mr. Slachetka gave an example of recent case law regarding affordable housing obligations and stated there have been amendments and changes to the Municipal Land Use Law. He advised one thing that will be evaluated at the local level is the annual reports from the Zoning Board of Adjustment. Once you have evaluated the changes that have occurred then you ascertain what recommendations will be made for changes in the master plan or any of the elements. A review of any redevelopments that have been adopted should also be reviewed. Mr. Slachetka commented one other thing as part of the process will be updating the demographic information, such as population and housing units, so there is an updated inventory. And what if anything the Subcommittee would be recommending for changes.

Mr. Scheidt inquired about the process of gathering data from the board of adjustment. Mr. Slachetka advised they will be coordinating with the Subcommittee and the Planning Board office to get as much information as they can to see what has transpired in the past ten years. He thanked Stacey for all the information she has provided thus far. Mr. Slachetka stated he forgot to mention one thing that should be looked at is updating the existing land use map and

explained the things taken into consideration for this evaluation. He advised input will be obtained from the Subcommittee as well as the full Planning Board when they consider the report. In addition the members of the public have a role in providing input and feedback. Feedback will also be obtained from township officials and township professionals to obtain as much information as possible and this includes reviewing the annual reports from the Zoning Board of Adjustment. Mr. Slachetka explained the annual reports may or may not affect the master plan reexamination.

Mr. Scheidt inquired after their overview of the Master Plan and zoning map if any significant zoning changes are foreseen. Mr. Slachetka advised they have not gotten into that level of analysis yet, the review of the documents are just beginning. He commented as the documents are reviewed they will be looking to identify any issues. Mr. Scheidt commented Barnegat is a well laid out town master plan and zoning wise. Mr. Slachetka stated with the exception of some tweaking here or there the land use plan and zone plan will generally be reaffirmed. There is no requirement to make changes, your finding may be that the zone plan is working and will continue to work moving forward. Mr. Doherty commented he has been on the Planning Board for approximately ten years and a lot of the development has been in complete compliance with the 2011 Master Plan.

B. REVIEW OF GOALS AND OBJECTIVES

Mr. Slachetka advised the Subcommittee they were distributed an Excel spreadsheet and this document outlines all the goals objectives and recommendations that were contained in the 2011 Master Plan. He encouraged the Subcommittee to look at this along with the 2011 Master Plan and make notes as to what has changed and if they feel these goals and objectives are still valid. Then collectively it can be discussed in detailed and a list made along with comments and recommendations for the reexamination. He explained his office will be looking at and inventorying the changes that have taken place; there is a lot of information that is restated in these reports as they affected every municipality in the state. Mr. Slachetka stated the first step is receiving feedback from the Subcommittee and then as the professional will advise and provide guidance. Mr. Doherty commented if his firm would be reviewing the documents already received which may or may not show changes in the original recommendation shouldn't the subcommittee have that first before they begin rethinking the goals set in 2011 which may have already been met. Mr. Slachetka advised he thinks the Subcommittee should begin looking at this while they are doing their research so they have a better dialogue. Mr. Scheidt agreed this would be a duplication of effort. Mr. Slachetka advised they will continue with their work and they can continue with the goals and objectives at the next meeting.

C. SCHEDULE

Mr. Doherty stated the next item on the agenda is scheduling and inquired about their predicted timeline to compile the necessary documents. Mr. Slachetka advised the Board the report would be completed within the year; but will be a comprehensive overview of where the town is at with the land use planning policy. He suggested having another meeting sometime at the middle or

Barnegat Township Planning Board
Master Plan Subcommittee
February 24, 2021
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end of March. Mr. Slachetka advised the Subcommittee after two to three subcommittee meetings a draft should be able to be provided to the full Planning Board. After the next meeting and the review of the goals and objectives and a little more thorough research a better time frame will be able to be gaged. Before presented to the full Board the Subcommittee will review and make sure it accurately expresses the recommendations. Mr. Doherty inquired how long was needed for the information to be gathered. Mr. Slachetka said a month should be plenty of time. Ms. Cole commented she would check with the Clerk's Office for the room's availability and advise everyone. She also advised the Master Plan is on the website in a PDF format, but she would try to send the file through an email. Mr. Slachetka commented he will try to get any items for review to the Subcommittee in advance of the next meeting.

Mr. Doherty asked if there was anything further from anyone and noted for the record there were no comments.

ADJOURN MEETING:

Meeting adjourned 7:30

Respectfully Submitted,



Stacey M. Cole, Planning/Zoning Administrator

AFFIDAVIT OF PUBLICATION

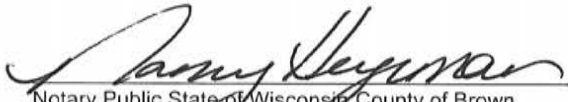
Publisher's Fee \$5.40 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

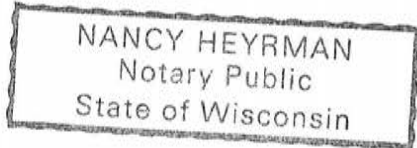
Personally appeared linda tutt at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

07/27/2021 A.D 2021


Notary Public State of Wisconsin County of Brown

5.15.23
My commission expires



Ad Number: 0004838048

Run Dates: 07/27/2021

NOTICE

Please take notice the Master Plan Subcommittee of the Barnegat Township Planning Board will hold a meeting on Wednesday August 11, 2021 at 6:30 pm in the Municipal Courtroom, 900 West Bay Avenue. Formal action may be taken. S. Cole, sec.
(\$5.40)

0004838048-01

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$5.40 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

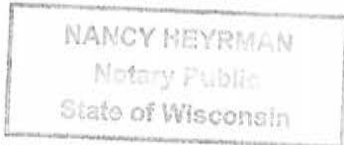
Personally appeared Linda Futt at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

06/26/2021 A.D 2021


Notary Public State of Wisconsin County of Brown

5.15.23
My commission expires



Ad Number: 0004795595

Run Dates: 06/26/2021

NOTICE

Please take notice the Master Plan Subcommittee of the Barnegat Township Planning Board will hold a meeting on Wednesday July 14, 7, 2021 at 6:30 pm in the Municipal Courtroom, 900 West Bay Avenue. Formal action may be taken. S. Cole, sec.
(\$5.40)

0004795595-01

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$7.65 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared Shelly Hora at County of Brown, State of Wisconsin.

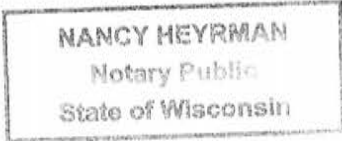
Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

05/29/2021 A.D 2021

Nancy Heyrman
Notary Public State of Wisconsin County of Brown

5.15.23

My commission expires



Ad Number: 0004757764

Run Dates: 05/29/2021

NOTICE

The Master Plan Subcommittee of the Barnegat Township Planning Board will hold a virtual meeting on Wednesday June 16, 2021 at 6:30 pm. Formal action may be taken. S. Cole, sec.

Master Plan Subcommittee
<https://global.gotomeeting.com/join/281321277>
You can also dial in using your phone.
+1 (872) 240-3212
Access Code: 281-321-277
(\$7.65)

0004757764-01

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$8.10 Affidavit \$35.00

**STATE OF WISCONSIN
Brown County**

Personally appeared M. Steinhart at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

04/20/2021 A.D 2021

Vicky Felty
Notary Public State of Wisconsin County of Brown

9.19.21
My commission expires

VICKY FELTY
Notary Public
State of Wisconsin

Ad Number: 0004694326

Run Dates: 04/20/2021

NOTICE

The Master Plan Subcommittee of the Barnegat Township Planning Board will hold a virtual meeting on Wednesday May 5, 2021 at 6:30 pm. Formal action may be taken. S. Cole, sec.

Master Plan Subcommittee
<https://global.gotomeeting.com/join/281321277>
You can also dial in using your phone.
+1 (872) 240-3212
Access Code: 281-321-277
(\$8.10)

0004694326-01

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$11.70 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared M. Steinhart at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

03/27/2021 A.D 2021


Notary Public State of Wisconsin County of Brown

5.15.23
My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

Ad Number: 0004662039

Run Dates: 03/27/2021

Barnegat Township
NOTICE

The Master Plan Subcommittee of the Barnegat Township Planning Board will hold a virtual meeting on Wednesday April 7, 2021 at 6:30 pm. Formal action may be taken. S. Cole, sec.

Master Plan Subcommittee
<https://global.gotomeeting.com/join/281321277>
You can also dial in using your phone.
+1 (872) 240-3212
Access Code: 281-321-277
(\$11.70)

0004662039-01

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$11.70 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared M. Steinhart at County of Brown, State of Wisconsin.

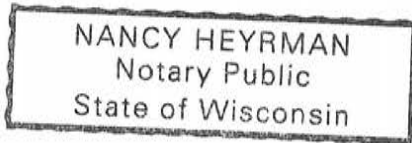
Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

03/09/2021 A.D 2021

Nancy Heyrman
Notary Public State of Wisconsin County of Brown

5.15.23

My commission expires



Ad Number: 0004632420

Run Dates: 03/09/2021

Barnegat Township
NOTICE

The Master Plan Subcommittee of the Barnegat Township Planning Board will hold a virtual meeting on March 24, 2021 at 6:30 pm. Formal action may be taken. S. Cole, sec.

Master Plan Subcommittee
<https://global.gotomeeting.com/join/281321277>
You can also dial in using your phone.
+1 (872) 240-3212
Access Code: 281-321-277
(\$11.70)

0004632420.01

AFFIDAVIT OF PUBLICATION

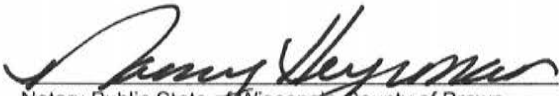
Publisher's Fee \$7.65 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

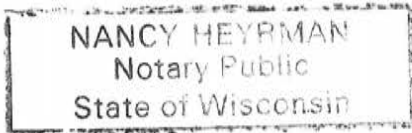
Personally appeared M. Steinhart at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

02/09/2021 A.D 2021


Notary Public State of Wisconsin County of Brown
5.15.23

My commission expires



Ad Number: 0004591663

Run Dates: 02/09/2021

NOTICE

The Master Plan Subcommittee of the Barnegat Township Planning Board will hold a virtual meeting on February 24, 2021 at 6:30 pm. Formal action may be taken. S. Cole, sec.

Master Plan Subcommittee
<https://global.gotomeeting.com/join/281321277>
You can also dial in using your phone.
+1 (872) 240-3212
Access Code: 281-321-277
(\$7.65)

0004591663-01

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

MINUTES OF MEETING

May 22, 2018

7:30 P.M.

MEMBERS PRESENT: Al Bille - Committeeman, Robert Doherty - Vice Chairman,
Louis Fischer, Jack Leonardo - Chairman, Glenn Swank, Lou Scheidt,
Edward Santolla - Alternate I, Harry E. Rogers, III, - Alternate II

MEMBERS ABSENT: James Goldstein - Mayor's Designee, Sara Winchester,
William Wiseman

ALSO PRESENT: Stacey M. Cole, Secretary to the Board, Michael J. McKenna, Esq.,
Hiring, Gannon & McKenna, Board Attorney

FLAG SALUTE

OPEN PUBLIC MEETINGS ACT

NOTICE OF CURFEW

FIRE EXITS

ROLL CALL OF MEMBERS AND CONSULTANTS

BUSINESS OF THE BOARD: NONE

MASTER PLAN/LAND USE ORDINANCES:

A. Public Hearing – Revised Housing Plan Element and Fair Share Plan

Ms. Bucci-Carter explained although a lot of the requirements are legislative requirements of COAH for drafting and implementing the settlement the Special Master still has some leeway in choosing what is acceptable. Site suitability for affordable housing was required to be firmed up and they also had some issues with special needs housing and the documentation which needs to be provided. Due to this the tables have been switched around there is still a surplus of 53 whereas previously it was 59. Two projects has been noted as age restricted projects when in fact they are family projects. Mr. Bucci-Carter addressed the spending plan advising it is not specific, it is a projection through 2025 identifying how much is in the trust fund how much is expected to be added and approximate costs for rehabilitation and expected expenditures. Although these figures could change in a week a guideline must be provided. The budget went down a considerable amount as the projections were much too high and now reflect more accurately the patterns of development. The changes are minor, however the Special Master requested another Planning Board hearing on the matter. Ms. Bucci-Carter commented all the ordinances and resolutions implementing the recommendations in the Fair Share Plan are part and parcel to the whole document.

Motion to by Mr. Rogers to adopt; second by Mr. Swank.

Aye: Rogers, Swank, Bille, Fischer, Santolla, Scheidt, Doherty, Leonardo

Motion carried.

-Resolution No. P-2018-10 Memorializing the Board's findings

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

Aye: Doherty, Scheidt, Bille, Fischer, Rogers, Santolla, Swank, Leonardo

Motion carried.

B. Referral Ordinance 2018 – 15 An Ordinance to implement the Township's Third Round Housing Plan Element and Fair Share Plan consistent with the terms of a settlement agreement reached between the Township and the Fair Share Housing Center regarding compliance with the Township's Third Round Affordable Housing Obligations in accordance with N.J.A.C 5:96 and 5:97, 221 N.J. 1 (2015), the NJ Fair Housing Act, and relevant regulations and policies adopted by the NJ Council on Affordable Housing

Ms. Bucci-Carter stated this referral ordinance is for the adoption of the Fair Share Plan.

Motion by Mr. Rogers to recommend for adoption; second by Mr. Santolla.

Aye: Rogers, Santolla, Bille, Fischer, Scheidt, Swank, Doherty, Leonardo

Motion carried.

C. Referral Ordinance 2018 – 16 An Ordinance amending Article II entitled "Zoning District Regulations" to require that accessory apartments in the TC-CV and TC-CPHD Zoning Districts be affordable to low and moderate income households

Ms. Bucci-Carter explained one of the tools in the Fair Share Plan is for there to be potential for ten affordable units for the potential of accessory apartments with certain zones. This ordinance referral would change accessory apartments to a permitted use within these zones.

Motion by Mr. Doherty to recommend for adoption; second by Mr. Scheidt.

Aye: Doherty, Scheidt, Bille, Fischer, Rogers, Santolla, Swank, Leonardo

Motion carried.

D. Referral Ordinance 2018 – 17 An Ordinance amending and supplementing

Chapter 55-7 to adopt the revised Zoning Map for the Township

Ms. Bucci-Carter informed the Board the zoning map would change to accommodate the new boundaries of the Sweet Jenny's plan; explain this is a procedural step that has to occur to move forward with the Redevelopment Plan.

Motion Mr. Rogers to recommend for adoption; second by Mr. Scheidt.

Aye: Rogers, Scheidt, Bille, Fischer, Santolla, Swank, Doherty, Leonardo

Motion carried.

- Resolution No. P-2018-15 Memorializing the Boards findings on Referral Ordinances 2018-15, 2018-16 2018-17

Mr. McKenna advised the Board just adopted favorable referrals on the referral ordinances as being consistent with the Master Plan; resolution P-2018-15 memorializes the Board's decision.

Motion by Mr. Swank to adopt; second by Mr. Santolla.

Aye: Swank, Santolla, Bille, Fischer, Rogers, Scheidt, Doherty, Leonardo

E. Referral Ordinance 2018 – 18 an Ordinance authorizing and approving the amendment to the Shoreline Sand and Gravel and Compass Point Redevelopment Plan for property known as Block 92 Lots 15, 16, 18, 18.01, 20, 21, 23, 23.03 and 23.04 which comprise the Shoreline Sand & Gravel Tract; and Block 92.103 Lots 1 through 4; Block 92.104 Lots 1 through 16; Block 92.105 Lots 1 through 23; Block 92.106 Lots 1 through 24; Block 92.107 Lots 7 & 8; Block 92.108 Lots 15 through 24; Block 92.109 Lots 14 & 15; Block 92.113 Lots 42 through 45 which comprise the Compass Point Tract

Ms. Bucci-Carter commented these are amendments that will adjust the district for Shoreline and identify that the affordable housing will be located off site at the Sweet Jenny's. This also provides a third alternative for the development within the site to be manufactured housing; a club house must be provided along with other landscaping improvements. There is a requirement for this to be family housing; which is the most important component to meet the township's Fair Share obligation. The Pinelands have supported the changes with no substantive changes; however they do have some things they wanted added in for clarification for their obligations for Pinelands credits and percentages. Ms. Bucci-Carter went through the changes requested. Mr. Hess explained under the original plan they were required to build age restricted units and the affordable housing was going to be age restricted on site, but the Court would not give credit to the town towards compliance with affordable housing. The settlement was the agreement that the developer would transfer the units and develop them as family affordable on the Sweet Jenny's site. Therefore there is no need for senior affordable on the Shoreline Sand and Gravel tract as their entire obligation will be met on the Sweet Jenny's tract.
Motion by Mr. Rogers to recommend adoption; second by Mr. Swank.

Aye: Rogers, Swank, Bille, Fischer, Santolla, Scheidt, Doherty, Leonardo

Motion carried.

-Resolution No. P-2018-16 Memorializing the Boards findings

Mr. McKenna explained this resolution memorializes the action the Board just took.

Motion by Mr. Rogers to adopt; second by Mr. Santolla.

Aye: Rogers, Santolla, Bille, Fischer, Scheidt, Swank, Doherty, Leonardo

Motion carried.

F. Referral Ordinance 2018 – 19 An Ordinance approving the Sweet Jenny's Redevelopment Plan for property known and designated as Block 195, Lots 5 & 6.01

Ms. Bucci-Carter explained this is the ordinance to adopt the redevelopment plan for the Sweet Jenny's site. This will accommodate the family affordable housing units obligation for the Shoreline Sand and Gravel development and possible Compass Point. The standards are new but are based on the multi-family zones that are already within the township. They provide for a substantial buffer along Rt. 9 and Old Main Shore Road, with requirements for the entry and exit to be along Rt. 9 with pedestrian access only along Old Main Shore Road. Proposed is five buildings with approximately 24 units in each; there is room for amenities and adequate parking.

Motion by Mr. Scheidt to recommend adoption; second by Mr. Rogers.

Aye: Scheidt, Rogers, Bille, Fischer, Santolla, Swank, Doherty Leonardo.

Motion carried.

-Resolution No. P-2018-17 Memorializing the Boards finding

Mr. McKenna stated this resolution will memorialize a favorable recommendation back to the governing body on the Sweet Jenny's plan.

Motion by Mr. Rogers to adopt; second by Mr. Scheidt.

Aye: Rogers, Scheidt, Bille, Fischer, Santolla, Swank, Doherty, Leonardo

Motion carried.

APPROVAL OF MINUTES: NONE

CORRESPONDENCE:

Mr. Leonardo noted for the record the New Jersey Planner was in this month's packages.

RESOLUTIONS:

- A. RESOLUTION NO. P-2018-11
DOCKET NO. PB 01-11
DR HORTON
SEA CREST PINES
(FORMERLY FIFTH AVENUE TRACT)
VARIOUS BLOCKS & LOTS
WEST BAY AVENUE
APPROVAL OF FIELD CHANGE –
REMOVE TRELLIS STRUCTURE AT BOCCE COURTS**

Mr. McKenna Summarized the resolution.

Motion by Mr. Fischer to adopt; second by Mr. Swank.

Aye: Fischer, Swank, Bille, Santolla, Scheidt, Doherty, Leonardo

Motion carried.

- B. RESOLUTION NO. P-2018-12
DOCKET NO. PB 06-18
DR HORTON
WHISPERING HILLS PHASE III
BLOCK 144.12, LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10
BLOCK 144.13, LOTS 22, 23, 24, 27, 28, 29
APPROVAL OF FIELD CHANGE – WALKOUT BASEMENTS**

Mr. McKenna Summarized the resolution.

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

Aye: Bille, Fischer, Santolla, Scheidt, Swank, Doherty, Leonardo

Motion carried.

- C. RESOLUTION NO. P-2018-13
DOCKET NO. PB 18-04
HUGO'S POOL & SPA SERVICE
BLOCK 158, LOT 3
513 NORTH MAIN STREET
APPROVAL OF FIELD CHANGE – SHED**

Mr. McKenna Summarized the resolution.

Motion by Mr. Scheidt to adopt; second by Mr. Fischer.

Aye: Scheidt, Fischer, Bille, Santolla, Swank, Doherty, Leonardo

Motion carried.

INFORMALS: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

- A. DOCKET NO. PB 18-06
CORE STATES, INC.
McDONALDS
BLOCK 195, LOT 5
580 NORTH MAIN STREET
FIELD CHANGE – PARAPET HEIGHT**

Mr. Rogers recused himself.

Ken MacKenzie, AIA, sworn.

A-1 Generic Rendering of a McDonalds
A-2 Elevations
A-3 Chart
A-4 Proposed Exterior Elevations

Mr. MacKenzie testified they are proposing to raise the height of the parapet; the previous resolution of approval identified a certain height. The corporate standards for their new image increases the height by 25 inches. Mr. MacKenzie also requested the Board address the signage reducing the number of signs from five to four and reduce the area of signage to a third of what currently exists at the site. Using exhibit A-1 he explained the differences of what currently exists to the new proposal. MacKenzie used exhibit A-2 to demonstrate the height difference. Mr. Hess commented the building height is far below what is permitted within the zone. Mr. Mackenzie commented exhibit A-3 is a chart that addresses the signage and A-4 is the exterior elevations of the actual building.

Motion by Mr. Doherty to open to the public; second by Committeeman Bille.

All voted aye. Motion carried.

Mr. Leonardo noted for the record there was no public comments.

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

All vote aye. Motion carried.

Mr. McKenna charged the Board.

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

Aye: Bille, Scheidt, Fischer, Santolla, Swank, Doherty, Leonardo

Motion carried.

**B. DOCKET NO. PB 03-19
PARAMOUNT HOMES
ESCAPES OCEAN BREEZE – SECTION 4
BLOCK 90.22, LOT 2.04
FINAL MAJOR SUBDIVISION**

Brian Harvey, Esq., Archer and Greiner, representing the Applicant.

Mr. Harvey stated the Applicant is here this evening seeking final major subdivision approval for Escapes Ocean Breeze, Section 4. He commented Section 4 consists of 66 age restricted lots, one roadway lot and three open space lots; a previous major subdivision approval was obtained.

Mr. Hess summarized his May 18, 2018 review letter.

Ian Borden, P.E, Professional Design Service, sworn.

Mr. Borden testified the Applicant does agree to comply with the comments in Mr. Hess' review letter. Mr. Hess stated the lot layout was already concern and the only concern his office has is regarding the downstream impacts from runoff due to the swales and suggested obtaining an easement for the installation of a catch basin to cut off the flow. Mr. Borden agreed to work with Mr. Hess to address these concerns and any other outstanding items. Mr. Hess commented on the assessments the Applicant is subject to and the outside agency approvals. Committeeman Bille asked for clarification regarding the emergency access roads.

Mr. Taylor summarized his May 18, 2018 letter.

Mr. Borden agreed to comply with the review letter.

Motion by Mr. Doherty to open to the public; second by Committeeman Bille.

All voted aye. Motion carried.

Mr. Leonardo noted for the record there was no public comments.

Motion by Mr. Fischer to close to the public, second by Mr. Swank.

All voted aye. Motion carried.

Mr. McKenna charged the Board.

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

Barneget Township Planning Board
May 22, 2018
Page 8 of 8

Aye: Bille, Scheidt, Fischer, Rogers, Santolla, Swank, Doherty, Leonardo
Motion carried.

APPROVAL OF VOUCHERS: RESOLUTION NO. P-2018-14

Motion by Mr Fischer to approve; second by Mr. Rogers.

Aye: Fischer, Rogers, Bille, Santolla, Scheidt, Swank, Doherty, Leonardo
Motion carried.

OPEN MEETING FOR GENERAL PUBLIC COMMENT:

Motion by Mr. Roger to open for public comments; second by Mr. Santolla.

All voted aye. Motion carried.

Mr. Leonardo noted for the record there was no public comments.

Motion by Mr. Rogers to close to the public; second by Mr. Santolla.

All voted aye. Motion carried.

LITIGATION/EXECUTIVE SESSION: NONE.


ADJOURN MEETING:

Motion by Mr. Fischer to adjourn; second by Mr. Rogers.

All voted aye. Motion carried.

Meeting adjourned 8:43 pm

Respectfully Submitted,



Stacey M. Cole, Board Secretary

Barnegat Township
PLANNING BOARD

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that the Barnegat Township Planning Board shall consider and discuss the revision and adoption of the Housing Plan Element & Fair Share Plan of Barnegat Township at their September 25, 2018 meeting of the Planning Board. If adopted, the Housing Element will be added as an amendment to the existing Master Plan inclusive of the Fair Share Plan in accordance with the Township's settlement agreement that has been accepted by the Honorable Judge Tronccone.

Said consideration and discussion shall take place during the Planning Board meeting on Tuesday, September 25, 2018, in the Municipal Courtroom, located at 900 West Bay Avenue, Barnegat, New Jersey at 7:30 p.m. All interested parties are welcome to attend this public hearing and address the Board.

Copies of the documents are available for public inspection in the Planning Board Offices at the Barnegat Township Municipal Building located at 900 West Bay Avenue, Barnegat, NJ, during regular business hours. Copies are provided for the County Planning Board and Office of Planning Advocacy.

Formal action may be taken at this meeting.

S. Cole, Secretary
Barnegat Township Planning Board

Dated: September 12, 2018
(\$36.30)

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$41.80 Affidavit \$70.00

State of New Jersey } SS.
Monmouth/Ocean Counties

Personally appeared 

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in said County and State, and of general circulation in said county, who being duly sworn, deposeth and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 2 times, once in each issue as follows:

03/10/18, 03/17/18 A.D 2018



Notary Public of New Jersey

Ad Number: 0002780367



TOWNSHIP OF BARNEGAT
NOTICE OF A PUBLIC HEARING
BARNEGAT TOWNSHIP
PLANNING BOARD
AREA IN NEED OF
REDEVELOPMENT STUDY

PLEASE BE ADVISED that the Barnegat Township Planning Board will conduct a public hearing regarding the preliminary investigation, pursuant to N.J.S.A. 40A:12A-1 et seq, for a proposed determination of an Area in Need of Redevelopment for certain lands which front on Route 9 within the Township of Barnegat. This hearing will take place on Tuesday, March 27, 2018 at 7:30 P.M. at 900 West Bay Avenue, Barnegat, NJ 08005.

The subject area, fronts on Route 9 within the Township, and is identified as Block 195, Lots 5 and 6.01 a copy of the proposed "Area in need of Redevelopment Study, Barnegat Township, Ocean County, New Jersey" study is on file at the Planning Board Office, 900 West Bay Avenue, Barnegat, NJ 08005. This document may be viewed during regular business hours (8:30 A. M. – 4:30 P.M. Monday through Friday).
S. Cole Sec.
(41.80)