

Bay Head Planning Board
February 7, 2017

The special meeting of the Bay Head Planning Board was held on Tuesday, February 7, 2017 at 7:00 PM.

Mrs. Tell read the following statement: "Pursuant to the applicable portions of the NJ Public Meetings Act, adequate notice of this meeting was mailed to the Asbury Park Press, and posted in the corridor of the Borough of Bay Head, and filed with the Bay Head Borough Clerk."

Roll Call: Kathleen Tell, Patricia Wojcik, Robert Hein, Thomas Charlton, Neil Devesty
Absent: William Furze, William Curtis, John Henry Morris, Mark Durham and Frederick Applegate

The Clerk informed the Board that Mayor Curtis would be half an hour late, but he was definitely coming to the meeting.

Mrs. Tell stated the first order of business is to allow Mr. Zabarsky to leave as this is a preliminary run-through of the Master Plan and she felt we would be alright without his input, but certainly if there were any questions, we would present them to him at the next meeting.

Under **Old** Business, Mrs. Tell stated we are here to have a preliminary discussion regarding the Master Plan re-examination, and some of those preliminary discussions have already been undertaken. Mrs. Tell stated she felt a number of Board members were dismayed about the lack of planning in the document. Mrs. Tell stated there are all kinds of statistics and interpretations, but she felt it was important for us to share a vision of the future which is the purpose of the Plan. It was agreed the Board would go through the Plan page-by-page.

Gerald DeFelicis, Jr. from Maser Consulting, licensed Planner in the State of NJ, stated he knew they needed to update the Planning Board members listed on page 2 to the current 2017 roster. Mr. Hein stated on page 3 that the Table of Contents didn't match anything in the document itself, to which Mr. DeFelicis replied they had not yet collated it. When question by Mr. Charlton as to who was the author of the document, Mr. DeFelicis stated that he was the author. Thereafter, Mrs. Tell confirmed that everyone had a copy of the document which stated "Draft January 2017" on the cover, and which was forwarded to members by the Board Clerk on January 12, 2017, as well as today's date.

Mr. Charlton thought it would be helpful to enumerate all the previous documents that comprise the Master Plan with a link to them; Mrs. Tell agreed that the elements are part of the Master Plan, to which Mr. DeFelicis stated they are not part of the re-examination. He stated the Master Plan from 1997 is still the Master Plan, though there were re-examinations. Mr. DeFelicis stated that the way the law is written, when you write a new Master Plan, that becomes the bible. Every ten years, you have to do a re-exam which basically means you read through the bible and decide what has changed, what has not changed, what the Board believes the town should adjust

to, i.e., demographics or storms, etc.. He stated this document is a re-examination, not a re-writing, of the 2007 Master Plan, which looked at the 2003 document. It did not negate the 2003 document but made it irrelevant because the Board adopted a new Master Plan, and referencing it would only cause confusion because you would be referencing something which has no standing.

Page 2, section 2, first paragraph, it was suggested a new word be used in lieu of “created”. In section 2.2, first paragraph, eliminate “Boroughs and Towns such as”. In paragraph 2, first sentence, change the word “completely” to “significantly”. Under Goals and Objectives, first sentence, change the word “are” to “were” in both places, and in the last sentence, change the word “have” to “had”. Mr. Hein felt the last two paragraphs on page 2 were covered previously and therefore redundant.

Page 3, first paragraph in 2017 Update, last sentence, change “recommended” to “additional” and continue with “changes to the Zoning ordinance to improve and clarify”. Under number 2, Commercial Districts, first sentence, the word “ordinance” should be plural. Under section 2, “2017 Update”, change “experiencing a renaissance” to “being revitalized”. In the second sentence, after “Bridge Avenue”, add “Lake and Mount Streets”. Under section 3, 2007, last sentence, the words “lake, ocean and bay” should be capitalized. Under 2017 Update, in the first sentence the word “storm” should also be capitalized.

Page 4, continuation of sentence from page 3, the “green infrastructure” was discussed. As to the 2nd paragraph, the Mitigation Plan was apparently discussed in 2007, and it was decided at this meeting that the Board should identify the problems and write something else. As to the 2017 Update under number 4, Dune Protection, it was agreed the dunes may be a municipal problem to maintain when the current lawsuit concludes. As to numbers 5 & 6, there was no 2007 re-examination.

Page 5, paragraph 1, 3rd sentence, it was noted there was a huge intrusion on North Street from the ocean. In paragraph 3, 2nd sentence, it should be noted that not just properties near the bay saw several feet of water, those far from the bay did as well, and they were flooded. In paragraph 4 after “much of East Avenue”,

By the time the Board reached page 6 in the review, Dan Paulus, Chair of the Bay Head Environmental Commission joined the discussion, as well as Mayor William Curtis. Thereafter, there were many wording changes and typos discussed which both the representatives from Maser Consulting agreed would be made for the next document to be reviewed. As well, there were clarifications on different points. Specifically, Mr. DeFelicis agreed to make some recommendations to the Master Plan and to add some things which should have been in there, and acknowledged he had additional work to do. He stated he would redistribute the changes to the Plan in order to get feedback.

Mrs. Tell suggested the Board schedule another special meeting. Mr. DeFelicis stated once he had feedback from Board members with suggested changes and/or additions, at that point the Board would need to advertise for a public meeting, which should be a couple of weeks from the date of the outline.

The meeting **adjourned** on a motion by Mayor Curtis and seconded by Patricia Wojcik. All were in favor.

Respectfully submitted,

Claire S. Hense