

**Bay Head Planning Board**  
**August 15, 2018**

The meeting of the Bay Head Planning Board was held on Wednesday, August 15, 2018 at 7:30 PM.

Mr. Furze read the following statement: "Pursuant to the applicable portions of the NJ Public Meetings Act, adequate notice of this meeting was mailed to the Ocean Star and posted in the corridor of the Borough of Bay Head, and filed with the Bay Head Borough Clerk."

Roll Call: William Furze, Patricia Wojcik, Mark Durham, William Curtis, Thomas Charlton, Kirsten Hinds, Kevin Feehan, Rick McGoey  
Absent: Kathleen Tell, Christopher Parlow, Neil Devesty, Robert Hein, John Henry Morris.

Mr. Furze stated the Board had one **Resolution** for review this evening, that of Angelo Camano and Emily Rugh, regarding properties located at 166 and 174 Osborne Avenue, a/k/a Block 1, Lots 36 & 38, which was approved at the meeting of July 18, 2018.

A motion was made by William Curtis and seconded by Mark Durham, to approve the Resolution. Roll call: YEAS: William Curtis, Mark Durham, William Furze, Patricia Wojcik, Thomas Charlton, Kirsten Hinds.

Mr. Furze stated there were no **applications** to be heard this evening.

**Old Business**

Mr. Furze brought up the **Master Plan**, and stated both Mr. Charlton and Mr. McGoey were good enough to weigh in so far, but two of the major proponents of the efforts are not in attendance this evening. He asked Messrs. Charlton and McGoey to comment regarding their proposed revisions.

Mr. Charlton commented that a draft was done and submitted back in 2016, and at some point Kathleen Tell took over the revisions to the document and they had two meetings with her. Mr. Charlton stated Mrs. Tell did quite a bit of editing and revisions, they added comments to it and gave it back to Mrs. Tell and she has incorporated them. Mr. Charlton stated if there are any members who have not yet looked at it yet, he would encourage them to do so and give their comments or thoughts. Ms. Brasfield stated it does not need to be resubmitted to the DCA as they are done with it, but she believes that by the end of this year or early next year, it needs to be re-adopted so the Borough has a current Master Plan.

Mr. Furze recommended all members take one last look at the Master Plan to see if there is anything contained therein which they would like to further discuss. Mr. Furze further stated the Board held a public meeting whereby they went through each and every item. Mr. Furze stated Bay Head is unique in that our Master Plan is not as involved as some other towns because we have experienced a total build-out and this is the Board's last ditch effort to evaluate what is important to the Board and in which direction the Board should be taking. Mr. Furze further

stated the last time the Board worked on the Master Plan, they said the Borough should have some sort of a preservation ordinance but it never happened.

Mr. Furze mentioned a recent subdivision and stated there appeared to be some significantly healthy trees and felt it would be nice if applicants would agree to maintain the trees which would serve to benefit them as it would increase the value of the development, but we do not have a tree preservation ordinance. Mr. Furze suggested the Master Plan could eventually include these types of things.

Mayor Curtis mentioned he believes the Council is ripe to listen to an historic preservation ordinance, and he believes we are remiss in not having one, and believes we should have a list of items they need to follow before they can raze an historic structure. Mr. Furze stated the Board talked about having a possible demolition delay ordinance. The Mayor suggested the Board get together a small committee, take a look at what was proposed the last time, and come up with something and go from there.

Mr. McGoey stated he would be interested in knowing what the process is; this has been around for a while and we are resurfacing it because we need to get some closure, it has aged as there are some things that have happened since the initial draft. He believes there is one sentence in the whole document about what the Army Corps of Engineers is doing to the beach, yet there is a wide discussion about invasive species of vegetation, and it covers a lot of ground. Mr. McGoey further stated that as time goes on, things keep changing, surely with new developments around town which will have impacts and while the Master Plan mentions it, it doesn't go very far. Mr. McGoey wanted to clarify the goal is to get one smooth document we agree with, approve it and then hold another public meeting. Mr. Furze stated what is important is that it is charting a course for the town without necessarily offering solutions, or in other words stating this is what we intend to do, and how the Board goes about accomplishing those things is one of the next steps. Mr. Furze mentioned COAH is referenced in this document and it is defunct as of 2017 and should not be in there.

Mr. Charlton stated at this point the Board probably does not want to introduce new items, or a lot of them, but felt it should enumerate the discussion in the plan of the changes that are impacting the community. Mr. Charlton felt one of the areas impacting the community was technological changes – the cell tower and poles possibly going out there, and that has been imposed upon the Borough. Mr. Charlton stated the other is electronic vehicles and charging stations. Mr. Charlton stated the Board has not addressed that, and it has not become an issue as of yet, but the question is whether the Board should address that and whether that should be included in the plan. Mr. Charlton stated he mentioned that as an aside rather than a substantive part of the plan.

Mr. Furze asked if there was anything specific which stood out, and Mr. McGoey responded that in terms of issues, it does cover a lot of ground but he did not have a sense that it is a good consolidation of all the points being made. Mr. McGoey stated the Board should be asking where they want to put their focus and attention. Mr. Charlton stated the document has all sorts of information in it but at the end you are left with looking for a conclusion, e.g., therefore, this is what we should be doing. Mr. McGoey stated that is not too difficult to wrap up. Mr. Furze

pointed out that several times we have asked for Board members to weigh in, and asked all Board members to make a commitment now to carefully go through and read what we have as it stands now, ask any questions or assertions they might have, and get this wrapped up.

Mr. Charlton stated it is called a Master Plan, but it's really not a future vision document of the community, it's really a consecrated land ordinance and about what we should be doing so it's a little of both. Mr. Furze stated it is tangible evidence of what you see walking down the street every day. Mr. Durham stated Mr. Charlton, Mr. McGoey and Mr. Hein have done an excellent job. He stated he has five documents in his Master Plan folder, dating back almost one year, and wanted to know if moving forward, everyone could agree that we move forward with the one which contains the comments of the three gentlemen he just mentioned, to which everyone agreed. Mr. Charlton suggested that Mrs. Tell use the one with Mr. McGoey's comments from this week's edition, and then incorporate his comments as well, cleaning it up a bit. Mr. Furze asked both Mr. Charlton and Mr. McGoey to confer with Mrs. Tell, who is absent this evening, to ensure the document contains everything.

A motion was made by Patricia Wojcik, and seconded by Rick McGoey, to table the discussion until the next regularly scheduled meeting. All were in favor.

There was no **New Business**

Mr. Furze opened the meeting for **public discussion**. The following person came forward:

**Peter Doane**, 325 Lake Avenue

A motion was made by Thomas Charlton and seconded by Kevin Feehan to approve the **vouchers**. All were in favor.

The meeting **adjourned** on a motion by William Curtis and seconded by Mark Durham. All were in favor.

Respectfully submitted,

  
Claire S. Hense