





- 3) Restoration of the existing driveway along the right side of dwelling on proposed property.
- 4) Revise apron layout to align with the church parking lot
- 5) Submit a circulation plan to board engineer

Board Engineer Pamela Hilla stated that the resolution clearly states all conditions and reminded that the applicant must meet all conditions before a Certificate of Approval will be issued.

Motion by: Maranda Salas

Seconded by: Jeff Emmons

To approve resolution memorializing application of Lakehurst Presbyterian Church for Minor Subdivision for the property designated as Block 60, Lot 1. Roll call vote held. All votes affirmative with the exception of Andrew Hodges due to residing within 200 feet of proposed property, Mayor Robbins and Councilman Oglesby due to conflict of being on the governing body, and Crystal Parker due to not being a Land Use Board Member at the hearing of the application.

NEW BUSINESS:

PUBLIC HEARING FOR RE-EXAMINATION OF MASTER PLAN:

Ashton Jones, Remington and Vernick Engineer, stated that in 2002 the Borough of Lakehurst adopted an updated Master Plan and added that the New Jersey Municipal Land Use Law requires municipalities to periodically conduct a reexamination of its Master Plan and development regulations. Mr. Jones also stated that the last reexamination of the borough's Master Plan was 2008. Mr. Jones further stated that the Master Plan is a guiding document to help the municipality in developing the land within the municipality in a manner that protects public health and safety and promotes the general welfare. Mr. Jones want on to say that items that must be addressed are:

- 1) Indication of major problems and objectives to land development
- 2) The extent of such problems and objectives that have been reduced or increased
- 3) The problem and objectives that had a significant change
- 4) Provide recommendations including whether a new plan should be prepared
- 5) Discuss redevelopment plan
- 6) Discuss locations appropriate for the development of public electric vehicle infrastructure.

Mr. Jones reported that Section I of the Master Plan states the major problems that existed at the time of 2008 Master Plan Reexamination, one being compatible development and utilization of land. Mr. Jones stated that the borough recognized the need to create an appropriate balance between land uses and to address the underutilization of certain parcels. Mr. Jones then reported that Section I also states the general goals and objectives, a goal is to provide light, air, and open spaces and objective,

to discourage development in flood hazard areas.

Mr. Jones went on to explain that in Section II of the Master Plan will identify how things have changed since the last reexam. Mr. Jones stated that most of the problems that existed in 2008 are still the problems that exist today and that all of the objectives are still applicable; therefore, all goals and objectives are being carried over.

Mr. Jones further reported that Section III provides a highlight of various changes in local conditions, County and State policy changes, and anticipates new assumptions that may impact the borough over the next decade. Mr. Jones stated that the report provides a lot of census data, talking about changes in population, changes in age, projected forecast population, changes in housing units, building permits issued, demolish permits, and indication of properties in the Recreation and Open Space Inventory (ROSI) list. Mr. Jones also stated that the report talks about various changes in the county, an update in Ocean County's Master Plan, changes in the state level stormwater regulations, legalization of cannabis, requirement of electric vehicle charging stations, and major changes in the Affordable Housing Law.

Mr. Jones further reported that the last section is the recommendations. Mr. Jones stated that the first three recommendations relate to the Land Use Element. Mr. Jones noted that just because the borough is adopting a Reexamination of the Master Plan today does not mean that changes need to be completed today but needs to be known for the future. Mr. Jones explained that within a Master Plan is chapters, every chapter is called an element and there are different elements, one being Land Use. Mr. Jones also explained that every municipality Master Plan has a Statement of Purpose, the Land Use Element and indirectly, an Affordable Housing Plan Element, these are the three elements of a Master Plan that are required. Mr. Jones further explained that every other element such as circulation element, Stormwater Master Plan, and an economic development element are optional. Mr. Jones went on to explain that the state has adopted a requirement that whenever the municipality undertakes a change in the Land Use Element, they are required to incorporate a Climate Change-Related Hazard Vulnerability Assessment (CCRHVA) adding this reexamination report had no amendment to the Land Use Element. Mr. Jones also stated that the borough is going to want to institute Electric Vehicle Charging Infrastructure adding the state has required. Mr. Jones further stated that the report has a statement of strategy connected to CCRHVA and that is smart growth, location of electric vehicle charging station adoption, storm resiliency, and environmental sustainability adding that when a change is made to the Land Use Element, these additional measures have to be added. Mr. Jones went on to state that the report states updating various elements that exist such as updating community facilities.

Mr. Jones went on to report on the last recommendations that are general. Mr. Jones stated that the borough should continue talks with the county and state on changes to invigorate Route 70. Mr. Jones also stated that the borough should look at advanced reuse which is the development of a new use for older buildings. Mr. Jones further stated that there is one Zoning Map recommendation which is to add redevelopment areas and plans to the zoning map so that it is clear. Mr. Jones went on to state that the borough should

consider reexamining its permitted uses specifically for residential housing types to ensure that future dwellings align with the goal of maintaining the existing community character. Mr. Jones acknowledged that the borough's only conditional use is public utilities, adding the borough should consider adding more. Mr. Jones recommend to instituted stronger regulations regarding home occupations, to comply with state regulations for residential parking, lighting regulations in regard to light fixtures, expanding on requirements for street trees, revise ordinances to address architectural details, revise the sign ordinance so that non-conforming signs be brought into compliance.

Mr. Jones stated that as far as the redevelopment housing law, it has not been adopted since the last reexamination adding by adopting the 2024 reexamination report it shows that moving forward the borough is thinking about it, and it is the direction the borough wants to proceed. Mr. Jones also stated that the reexamination report shows that the borough will also proceed with Electric Vehicle charging ports.

Mr. Jones concluded that the current Master Plan and Reexamination Plan still does not change the goals that the borough wants to achieve and recommend that the borough moves forward with the recommendations and not changing the Master Plan at this time. Mr. Jones suggested that the Master Plan be adopted tonight if the Land Use Board so chooses.

Board Member Maranda Salas questioned the location for Electric Vehicle charging ports.

Board Secretary Capasso answered that there is a charging station located at the new cannabis retail location on Route 70, High Profile.

Councilman Oglesby asked if the state is recommending that the municipality provide the charging stations or that the borough ordinances reflect that all new construction of commercial sites provide them.

Mr. Jones responded that the state is requiring that all new businesses and all new developments are to meet all state regulations adding the municipalities are to adopt the state regulations.

Board Member Andrew Hodges asked if an application comes before the Land Use Board the state regulations will apply, the applicant cannot ask for a variance.

Mr. Jones answered that is correct.

Board Attorney Gregory Hock stated that if the board is satisfied with the reexamination report, a motion is made to adopt said report.

Mrs. Salas questioned if the borough needs to address the Affordable Housing Plan.

Mr. Jones answered that the reexamination report does not recommend a need to address affordable housing.

Chairman David Burton responded that the borough is “built out” stating that there is no vacant property to add affordable housing.

PUBLIC COMMENTS ON RE-EXAMINATION OF MASTER PLAN:

Time opened: 6:33 p.m.

NO PUBLIC COMMENT

Time closed: 6:33 p.m.

Motion by: Steven Oglesby

Seconded by: Jeff Emmons

To approve the resolution approving and adopting the re-examination of the Master Plan with an adoption date of January 29, 2024. Roll call vote held. All vote affirmative.

PUBLIC COMMENTS:

Time opened: 6:34 p.m.

NO PUBLIC COMMENT

Time closed: 6:34 p.m.

Ms. Salas questioned the 404 Center LLC application that was heard in November and was requested by the board that the applicant come to the January meeting with a Site Plan.

Mr. Hock responded that the applicant could carry the application further and request a waiver of time to amend the application for a request of Site Plan approval or the second option would be that the applicant withdraw the application.

Mrs. Salas asked how much time can an applicant request.

Mr. Hock answered the board can give much time as see fit and as long as they waive the automatic approval, the board can give the time that is needed to prepare a Site Plan. Mr. Hock stated that if the board feels they are “dragging their feet”, the board can dismiss without prejudice, that is an option.

Mr. Burton stated that the applicant has no approval from the board, they cannot change the building, nor can they use the warehouse without a CCO.

Mr. Hock stated that if they are doing something in violation, the code enforcement officer should be made aware of the violation.

ADJOURNMENT:

Motion by: Maranda Salas

Seconded by: Eric Robbins

To adjourn meeting. Roll call vote held. All votes affirmative. Time: 6:38 p.m.

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Maryanne Capasso, Secretary  
Lakehurst Land Use Board