

## RESOLUTION CAPITAL PROJECT REVIEW

*WHEREAS*, the Borough of Mantoloking (Borough) is proposing to build a new municipal building to house the Borough offices and the Police Department (Capital Project); and

*WHEREAS*, the Members of the Planning Board have been provided the Final Report and Recommendation to the Mantoloking Borough Council by the Mantoloking Borough Hall Building Committee, a Resolution No.: 06/30/2015-01 Accepting the Final Report and Recommendations of the Borough Hall Building Committee June 16, 2015 dated June 30, 2015 and a Resolution: Providing for Referral of the Borough Hall Replacement Project to the Borough Planning Board; and

*WHEREAS*, the construction of the new building will be located on Block 27, Lot 20 of the Borough of Mantoloking Tax Map and is essentially in the same location as the former municipal building and Police Department which was so damaged by Superstorm Sandy, which could not be restored or repaired and subsequently was razed; and

*WHEREAS*, the process of constructing the new municipal building constitutes a Capital Project which, pursuant to the Municipal Land Use Law, N.J.S. 40:55D-1 et seq. and more specifically N.J.S. 40:55D-31 requires the Borough to refer the Capital Project to the Planning Board for review and recommendation; and

*WHEREAS*, N.J.S. 40:55D-31 provides in its entirety:

40:55D-31. Review of capital projects. A. Whenever the planning board shall have adopted any portion of the master plan, the governing body or other public agency having jurisdiction over the subject matter before taking action necessitating the expenditure of any public funds, incidental to the location character or extent of such project, shall refer the action involving such specific project to the planning board for review and recommendation in conjunction with such master plan and shall not act, thereon, without such recommendation or until 45 days have elapsed after such reference without receiving such recommendation. This requirement shall apply to action by a housing, parking, highway, special district, or other authority, redevelopment agency, school board or other similar public agency, State, county or municipal. In addition, this requirement shall apply to any public entity taking any action to permit the location, erection, use of maintenance of an outdoor advertising sign required to be permitted pursuant to P.L. 1991, c. 413 (C.27:5-5 et. seq.); and

*WHEREAS*, in discussing a Review of Public Projects the New Jersey Practice Series, Local Government Law states:

“One important result of the enactment of a municipal master plan is that it causes any public agency to submit plans for public improvements within the municipality to the planning board for review and recommendation...

The review intended pursuant to this statute (N.J.S. 40:55D-31) is in the nature of a site plan review and, while it is not binding on the agencies in question, it provides for two useful occurrences. First, it gives the municipality a chance to see a project as laid out and its implications for the municipal plan and for municipal development. Second, it provides an opportunity for a review of the planning process of the agency submitting the improvement. It enables the planning board to question the adequacy of the process by which the plan for the improvement evolved. This is obviously of use in challenging the improvement if it seems desirable to do so; and

**WHEREAS**, the Borough, on August 6, 2015 came before the Planning Board to discuss this Capital Project and to present its plans to begin the process of building a new municipal building; and

**WHEREAS**, the Board at its meeting of August 6, 2015, reviewed and discussed the plans for the new municipal building and finds that the location at the site of the former Borough Hall is consistent with the Master Plan of the Borough and that its construction is necessary to consolidate the municipal offices which have been scattered as a result of the destruction of the previous Borough Hall and it not being necessary for a representative of the Borough to attend and the Planning Board having received and reviewed the documents referenced hereinabove.

**NOW THEREFORE BE IT RESOLVED**, that the Borough of Mantoloking Planning Board after its review of the proposed Capital Project recommends to the Mayor and Borough Council that it proceeds with the building of the new Borough Hall and Police Department and that the proposal is consistent with the Borough Master Plan and that it is necessary for the efficient operation of the Borough.

#### CERTIFICATION

I, Elizabeth Nelson, Secretary of the Planning Board of the Borough of Mantoloking, do hereby certify that the foregoing is a true copy of the Resolution duly adopted and memorialized by the Planning Board on the 6<sup>th</sup> of August, 2015.

  
ELIZABETH NELSON, Secretary

**VOTE AT AUGUST 6, 2015  
RECOMMENDING THE BOROUGH PROCEED WITH THE  
CONSTRUCTION OF A NEW BOROUGH HALL AND POLICE  
DEPARTMENT**

	Moved	Seconded	Yes	No
Stanley Witkowski			X	
Robert S. McIntyre			X	
Evan S. Gillingham	X		X	
D. Mark Hawkings			X	
Joseph Daly			X	
Jane G. White			X	
Elizabeth Nelson			X	
Denise Boughton			X	
Courtney Bixby			X	
Susan Laymon, (Alt.)			X	
Michael Duggan, (Alt.)		X	X	

Absent :

Not Voting or Rescued:

**RESOLUTION**  
**2014 – 009**  
**THE CAM TRUST**

**WHEREAS**, The CAM Trust, 704 Howe Street, Point Pleasant, New Jersey 08742 and 1060 Barnegat Lane, Mantoloking, New Jersey 08723 (herein referred to as Applicant or CAM), made an Application (2014-009) to the Mantoloking Planning Board (Board) to subdivide the existing 165' lot into an 85' wide lot and an 80' wide lot; and

**WHEREAS**, the Applicant is the owner of the Property which is the subject of this Application and known as Block 22, Lots 21, 21.01, 22 and 22.01 on the Borough of Mantoloking Tax Map and also known as 1060 Barnegat Lane, Mantoloking, New Jersey 08753 (Property); and

**WHEREAS**, the Property is in the R-2A Zoning District of the Borough; and

**WHEREAS**, on April 14, 2015, Barbara Allen Wooley-Dillon, P.P., AICP, the Borough Zoning Official/Land Use Administrator issued a Certificate of Completeness letter to Cameron W. MacLeod, Esq., Hill Wallach, LLP (marked as B-1) she indicated, inter alia the following:

This application involves the proposed subdivision of this existing site from two (2) lots containing one (1) detached single-family dwelling into four (4) lots containing two (2) residential dwelling units with a footprint of 4,480 square feet per dwelling. ***Essentially the subdivision would result in two (2) buildable lots. Currently there is one (1) dwelling unit that exists at the site and two (2) dwelling units will be proposed.*** The plans indicate that the existing dwelling will be removed and two (2) dwelling units will be proposed.

As part of this application, the existing accessory improvements will be retained. The following is a list of the accessory uses that will remain with each lot:

- Proposed Lot 21 will retain the existing in-ground swimming pool, a detached three (3) car garage, and the greenhouse/shed.
- Proposed Lot 22 will retain the existing dock.

*The proposed subdivision will result in both Proposed Lot 21 and Proposed Lot 22 requiring variance relief from the minimum required lot depth. There are several existing non-existing conditions associated with the existing accessory structures that were previously granted variance relief by the municipality in previous applications. These existing non-conforming conditions will not be changed as a result of the proposed application.*

This site is located in the R-2A Zoning District. The bulk and area requirements for this Zoning District are referred to is §30-6.2b of the Zoning Ordinance. In accordance