



TOWNSHIP OF TOMS RIVER

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Minutes of 9/17/2020 MAYOR'S REDEVELOPMENT ADVISORY COMMITTEE 4:00PM MS Teams

Advisory Committee Present: Maurice B (Mo) Hill, Mayor, Lou Amoruso, Lance Chambeau, Bob Chankalian, John Ernst, Gary Lotano, Joe Nardini, Dave Roberts, Ralph Wolff, Harvey York, Nick Zorojew, Mike Hovance, Jeremy Grunin, Mairin Bellack

Township Consultants: Joseph Bauman, Esq.; Fran McManimon, Esq. and Andrew Janiw and Barbara Ehlen, AICP/PP (Beacon Planning)

Capodagli Team: Dennis Liloia; Craig Ryno; Jonathan Kuybida; Doug Grysko; Joe Sparone; Ray Walker; Fernando M. Martinez Encinas; Amanda LaRosa; Thomas Visaggio; Matthew Seckler

1. **Welcoming Remarks** – Mayor Hill thanked the member of the RAC for their volunteer service on behalf of the Township. Dave Roberts provided orientation on the redevelopment process and the key highlights of events since the designation of the Waterfront Redevelopment Area in 2009.
2. **Introduction** – Dave R introduced the Committee representatives and Craig Ryno introduced the representatives on the Capodagli Team.
3. **Presentation of Concept Plan for Lower Iron Street Parking Lot** –
 - a. Craig Ryno provided a brief summary of the status and turned the presentation over to Project Architect, Jonathan Kuybida and Project Engineer, Doug Grysko. Both used screen share to explain the basic layout and modifications made to address comments received from the Council Land Use Committee on September 1 as follows:
 - Reduction in total dwelling units from 327 to 285 with retention of 409 parking spaces (380 spaces in building) to improve overall parking ratio to 1.25 per unit for the market rate units and 64 spaces for retail users;
 - Creation of series of stepbacks on the river side of the two buildings to create terraces and multi-level spaces;
 - Jonathan Kuybida also explained the floor plans and where the entrances and exits would function.
 - b. Doug Grysko used screen share to show the parking, loading and trash removal functions of the site plan. Matthew Seckler addressed the traffic impacts and referenced the ongoing concept development underway by the County

Engineering Department and the BUILD grant obtained by the Township for extensive roadway improvements. He also discussed how the parking would be shared. Ray Walker explained the importance of the Water Street drive (former Red Carpet Inn drive) to the NJDEP concern about emergency vehicle access to residential buildings in a flood zone

4. Committee Comments.

Dave R polled the Committee on questions or comments, starting with the Committee members that were not Township professional staff. Summarized comments are as follows:

- Harvey York asked how the parking ratio was determined and whether additional public parking would be provided elsewhere in the downtown. Craig Ryno explained that the market units were 60% one bedrooms and studios, so the ratio was consistent with RSIS requirements. Dave Roberts answered that structured parking for public and private use is anticipated in future projects and mentioned the Robbins Parkway Redevelopment site as an example where a parking structure would be required as part of the redevelopment.
- Joe Nardini also questioned if there would be sufficient parking and asked whether the parking deck would have the height to accommodate delivery trucks. The response was that there would be a designated loading area accessed from Herflicker Boulevard that would accommodate trucks for move-ins, deliveries and loading. Parking would be managed so that each unit had a designated space and the balance of the spaces would be shared between residential tenants, business owners and the public.
- Gary Lotano asked what the total square footage would be and if the rent levels were established. Craig Ryno answered that the total building would be about 440,000 square feet and that the rent levels were still being evaluated, as the plans were still conceptual.
- Mike Hovance also asked how the parking would work for existing businesses. It was responded that there would be 64 spaces assigned to be shared by the retail in the building and neighboring businesses and that more could be provided from spaces vacated during the work day.
- Mairin Bellack mentioned that she currently has a daily parking pass in the surface lot where the project would be constructed and asked how existing daily parkers for downtown businesses would be accommodated. Craig Ryno responded that there would be opportunities for such parking in the shared spaces in the deck or in the surface parking portion of the site. Mairin offered the Downtown Toms River BID's Welcome Center at the Downtown Shops at 53 Main Street as a place where project renderings could be viewed by the public.

5. Concluding Remarks.

Mayor Hill thanked the Committee for their input. Dave Roberts offered to prepare meeting minutes and suggested that the Committee meet on an as needed basis going forward. As the concept plans become more developed he will add graphics to the webpage dedicated to Economic Development and Redevelopment on the Township website and will also post RAC minutes on the site as they are approved.

Meeting ended at 5:25 PM