



**CAUCUS SESSION:** TIME: **7:00 P.M.** PLACE: Township Hall,  
**Second Floor Conference Room**  
Deal and Monmouth Roads, Oakhurst

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**DISCUSSION:** 1. Ordinance #2163  
2. Minor Site Plan Subcommittee Applications

**REGULAR MEETING:** TIME: 7:30 P.M. PLACE: Public Meeting Room  
Municipal Building  
Deal and Monmouth Roads  
Oakhurst

**CALL TO ORDER**

**ROLL CALL** Chairman Means, Vice Chair Goode  
Board Members: Andrisano, Brody, Gallelo, Garofalo, Healy, Klose, Levy,  
Sariotis, Verrilli

**SALUTE TO FLAG**

**CHAIRMAN'S STATEMENT:** The notice requirements of the Open Public Meeting Law for this meeting have been satisfied, a copy of the notice having been sent to the Asbury Park Press on The Atlanticville, The Coaster, and filed in the Office of the Township Clerk on August 23, 2010.

**EMERGENCY NOTICE:** There is an emergency exit through the courtroom doors and two exits at the rear of the room.

**NO SMOKING**

**BOARD POLICY:** No new cases will be started after 10:30 P.M. and no new testimony taken after 11:00 P.M. In addition, the applicant will be limited to one hour of testimony.

**NOTICE:** All cell telephones must be turned off.  
If you need to make a call, please make your call outside the meeting room.

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**MINUTES FOR APPROVAL: December 13, 2010**

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**RESOLUTION MEMORIALIZATION**

**Marcelo Gruberg**

Block 33.33, Lot 6  
1806 Bellmore Street  
Oakhurst

**Approval Preliminary and Final Site Plan with variances**

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**CARRIED to February 28, 2011**

**Ocean 733 Associates, LLC**

Block 140, Lots 105, 106, 107  
733 Highway 35  
Colonial Terrace

**CONTINUED CASES**

1. **Mona Benun**

Block 60, Lot 8  
80 Wickapecko Drive  
Wanamassa  
Zone R-1

This is an application for a minor subdivision of two lots with variances.

Attorney for the applicant: Rick Brodsky, Esquire

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2. **Woodland Farm**

Block 60, Lots 3, 4  
60 Wickapecko Drive  
Wanamassa  
Zone R-1

This is an application for a conditional use and preliminary and final site plan approval with a variance in order to operate as a farm.

Attorney for the applicant: Jennifer S. Krimko, Esquire

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**CARRIED CASES**

3. **Seaview Square, LLC**

Block 141, Lots 1, 23  
Highway 35 and Route 66  
Wanamassa  
Zone C-4

This is an application for amended minor subdivision approval.

Attorney for the applicant: Peter S. Falvo, Jr., Esquire

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4. **Brian and Rosemarie Patterson**

Block 1.02, Lot 60  
5 Cindy Lane  
Wayside  
Zone I-1

This is an application for amended site plan approval in order to change a condition of a previous approval.

Attorney for the applicant: Peter S. Falvo, Jr., Esquire

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**NEW CASES**

5. **JGJ Associates**

Block 152, lot 3  
1 Centre Street  
Wayside  
O-1/20

This is an application for minor site plan approval in order to erect solar panel racking.

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6. **Seaview Orthopaedics**  
Block 182, Lots 81, 82, 83  
1200 Eagle Avenue  
Wanamassa  
O-1/20

This is an application for minor site plan approval in order to install a generator.