

**CAUCUS SESSION:**            7:00 P.M.            Public Meeting Room  
Deal and Monmouth Roads  
Oakhurst

1) Ordinances #2277

Planning Administrator Marianne Wilensky explained that there is a \$2,500.00 fee for special meetings, which covers the cost of the meetings when they are held here in the Public Meeting Room. When they have to be moved elsewhere, there is a need for additional services which cost more, such as a recording system. The proposed ordinance would require the applicant to pay for those additional costs before the special meeting.

The Board unanimously agreed that the ordinance should be recommended for adoption by the Council and that it is consistent with the intent and purpose of the Master Plan.

2) Activity Pool Reconstruction – Township of Ocean Pool

Ms. Wilensky explained that Human Services is applying for grants to put in an activity pool at the community pool complex. They need a letter supporting the application directed to the Township Manager to be part of the submittal package. A sample letter was provided with the request. Chairman Means said that he is fine with the letter as it is. The Board unanimously agreed to send the letter of recommendation to the Township Manager.

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

MEMBERS

PRESENT:     Robert Acerra  
                 Anthony Andrisano  
                 Fred Brody  
                 Joseph DiBenedetto, Alt I  
                 Warren Goode, V Ch  
                 Estelle Klose  
                 Christopher Siciliano  
                 John Verrilli  
                 Thomas Means, Chair

MEMBERS

ABSENT:     John Duthie, Alt II  
                 Stephen Levy

OTHERS PRESENT:

Sanford Brown, Esquire,	Board Attorney
James Higgins, P.P.,	Board Planner
William Fitzgerald, P.E.,	Board Engineer
Marianne Wilensky, P.P,	Planning Administrator
Rachel Montemarano,	Planning Board Secretary
	Recording Secretary

Chairman Means announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice having been sent to the Asbury Park Press and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk on July 18, 2016.

**TOLL NJ I, LLC**

Block 35 Lots 6, 7, 8, 10, 11, 13, 14 & 46  
West Park Avenue at Green Grove Road  
Ocean

**NYSMSA Limited Partnership**

d/b/a Verizon Wireless  
Block 26.04 Lot 6  
68 Monmouth Road  
Oakhurst

**CASE CARRIED to September 26, 2016**

**Allesandro Nascimento**

Block 17.01 Lot 8  
107 Adams Avenue  
Oakhurst

**RESOLUTION MEMORIALIZATION carried to August 8, 2016**

**Central Jersey Urgent Care, LLC**

**Ocean 733 Associates, LLC**

**(Medical Use in Circle Plaza)**

Block 14 Lots 105, 106, 107, 109  
731 Highway 35  
Ocean

**REORGANIZATION**

Warren Goode nominated **Thomas Means as Chairman** from July 1, 2016, through June 30, 2017. Nomination was seconded by Fred Brody. There were no other nominations.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Goode, Klose, Siciliano, Verrilli  
Opposed: None  
Ineligible: None  
Abstained: Means  
Absent: Duthie, Levy

Thomas Means nominated **Warren Goode as Vice Chairman** from July 1, 2016, through June 30, 2017. Nomination was seconded by Christopher Siciliano. There were no other nominations.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Goode, Klose, Siciliano, Verrilli, Means  
Opposed: None  
Ineligible: None  
Absent: Duthie, Levy

A motion to approve the meeting dates for the period running from July 1, 2016 through June 30, 2017 was made by Thomas Means and seconded by Warren Goode. The meeting dates are as follows:

Regular

July 25, 2016  
August 8, 2016  
September 26, 2016  
October 24, 2016  
November 28, 2016  
December 12, 2016  
January 23, 2017  
February 27, 2017  
March 27, 2017  
April 24, 2017  
May 22, 2017  
June 26, 2017

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Goode, Klose, Siciliano, Verrilli, Means

Opposed: None

Ineligible: None

Absent: Duthie, Levy

A motion to appoint **Sanford D. Brown, Esquire, as Planning Board Attorney** for the period running July 1, 2016, through June 30, 2017, was made by Thomas Means and seconded by Anthony Andrisano.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Klose, Siciliano, Verrilli, Means

Opposed: None

Ineligible: None

Abstained: Goode

Absent: Duthie, Levy

A motion to appoint **James Higgins, P.P. as Planning Board Planner** for the period running July 1, 2016, through June 30, 2017, was made by Thomas Means and seconded by Fred Brody.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Klose, Siciliano, Verrilli, Means

Opposed: None

Ineligible: None

Abstained: Goode

Absent: Duthie, Levy

A motion to appoint **William Fitzgerald, P.E. as Planning Board Engineer** for the period running July 1, 2016, through June 30, 2017, was made by Thomas Means and seconded by Joseph DiBenedetto.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Goode, Klose, Siciliano, Verrilli, Means

Opposed: None

Ineligible: None

Absent: Duthie, Levy

A motion to appoint **Rachel Montemarano as Planning Board Secretary** for the period running July 1, 2016, through June 30, 2017, was made by Thomas Means seconded by Estelle Klose.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Goode, Klose, Siciliano, Verrilli, Means  
Opposed: None  
Ineligible: None  
Absent: Duthie, Levy

Board Attorney Sanford Brown, Esquire had Board professionals Marianne Wilensky, P.P., James Higgins, P.P. and William Fitzgerald, P.E. read an Oath of Allegiance and swore them in as Board Professionals for the upcoming year.

### **NEW CASE**

#### **Township of Ocean** **(Municipal Complex)**

Block 25 Lots 1 & 2  
399 Monmouth Road  
Oakhurst  
Zone R-2

This is an application for preliminary and final site plan approval in order to make drainage and parking changes to an approval granted on September 21, 2015.

Attorney for the applicant: Martin J. Arbus, Esquire

Mayor Siciliano, Mr. Acerra and Vice Chairman Goode are disqualified on this application and left the dais.

The Board's information packet containing the reports of the Board Professionals and in-house departments was marked B-1. Board Planner James Higgins, PP summarized his report noting that nothing about this application changes the waivers or variances that have previously been granted. Board Engineer William Fitzgerald, PE summarized his report, explaining that the number of proposed parking spaces has been reduced slightly due to the basin.

Attorney for the applicant, Martin J. Arbus, Esquire presented Gregory Blash, PE, the engineer for the applicant. Mr. Blash explained that the original approvals included an underground storage basin, but it was later realized that it would be very expensive. The plans have been revised to have a surface basin, which results in the loss of 13 parking spaces. Two electric charging stations are also proposed.

The site plans dated May 26, 2015 revised through March 8, 2016 were marked into evidence A-1. Mr. Blash said that he received Mr. Fitzgerald's report and is in agreement with his comments. He said that he will have no problem addressing all the items.

A motion to close the public hearing was made by Thomas Means and seconded by Fred Brody.

In Favor: Andrisano, Brody, DiBenedetto, Klose, Verrilli, Means  
Opposed: None

A motion to approve the application subject to compliance with Mr. Fitzgerald's report was made by Thomas Means and seconded by Anthony Andrisano.

In Favor: Andrisano, Brody, DiBenedetto, Klose, Verrilli, Means  
Opposed: None  
Ineligible: Acerra (Disqualified), Goode (Disqualified), Siciliano (Disqualified)  
Absent: Duthie, Levy

Mayor Siciliano, Ms. Klose and Mr. Andrisano left the meeting at 7:50 PM as they are ineligible on the next case.

Vice Chairman Goode and Mr. Acerra returned to the dais.

**CONTINUED CASE**

**58 Monmouth Road, LLC**  
**(Juno/ Rook Coffee)**  
Block 26.04 Lot 2  
58 Monmouth Road  
Oakhurst  
Zone C-1

This is an application for preliminary and final site plan approval with variances in order to keep improvements previously installed.

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

The Board's information packet containing the reports of the Board's professionals was marked B-2. Board Planner James Higgins, PP read his report. He recommended eliminating the planter and planting another crape myrtle tree instead. He felt that it would have more visual impact than the planter. Board Engineer William Fitzgerald, PE summarized his report, noting that he found a lighting fixture that is efficient and inexpensive that he recommends they use.

The attorney for the applicant, Peter S. Falvo, Jr., Esquire submitted the site plan revised through July 14, 2016 into evidence which was marked as A-3. The engineer for the applicant, Patrick Ward, PE explained that as a result of the last meeting, changes have been made to the plans including the addition of 20 American Holly trees on the western property line and the relocation of the trash enclosure to the northeast corner. Mr. Ward said that they do not agree with Mr. Higgins' suggestion to eliminate the planter, as it was intended to be symmetrical with the existing planter. Mr. Falvo explained that the planter will better dissuade people from parking in the front. After some discussion about the problem of cars parked in the front and landscaping options, Mr. Ward said that he will work with Mr. Higgins to propose additional plantings in addition to the planter. Mr. Falvo said that the applicant agrees to the lighting per Mr. Fitzgerald's suggestion.

With regard to the easements, Mr. Falvo said that he is working on them. Chairman Means said that he wants to see them before voting on the application. Board Attorney Sanford Brown, Esquire said that the attorney for another application on Monmouth Road had agreed to carry his case two weeks to the next meeting in order to work out the easement agreement. Mr. Falvo agreed to carry the application to the next meeting if Mr. Brown brings a positive resolution. He said that the easement is being worked on and he will send it to Mr. Brown by the next meeting.

Mr. Acerra mentioned that there is no curb where the owner had previously said that there was where people are parking their cars. Mr. Ward said that there is no curb there, but that it is flush where the pavers meet the pavement. After more discussion of the issue of cars parking on the pavers and then turning around back onto Monmouth Road and what would be the best solution, Mr. Higgins said that a bigger planter would work. He said that he would come up with a sketch and send it to Mr. Ward.

Chairman Means carried the application to August 8, 2016.

Meeting adjourned at 8:05 P.M.

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Rachel Montemarano  
Board Secretary  
Recording Secretary