

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

MEMBERS

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

MEMBERS

ABSENT:      Joseph DiBenedetto, Alt I  
                 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.

**MINUTES FOR APPROVAL**

A motion was made by Thomas Means and seconded by Warren Goode to approve the minutes from the special meeting of **May 23, 2016**.

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

A motion was made by Thomas Means and seconded by Warren Goode to approve the minutes from the special meeting of **June 27, 2016**.

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

A motion was made by Thomas Means and seconded by Warren Goode to approve the minutes from the special meeting of **July 25, 2016**.

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

**RESOLUTION MEMORIALIZATIONS**

**Central Jersey Urgent Care, LLC**  
**Ocean 733 Associates, LLC**  
**(Medical Use in Circle Plaza)**

Block 140 Lots 105, 106, 107, 109  
731 Highway 35  
Ocean  
Preliminary and Final Site Plan Approval

Board Attorney Sanford Brown explained that a letter was received from the applicant’s attorney asking that the Board not memorialize the resolution tonight. The attorney requested to re-appear based on an issue in the resolution. The applicant will re-notice. The Board members had no objections to the applicant’s attorney returning to explain the issue and extending the time to adopt the resolution.

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

Block 25 Lots 1 & 2  
399 Monmouth Road  
Oakhurst  
Preliminary and Final  
Site Plan Approval

MOVED: Means      SECOND: Brody  
FAVOR: Andrisano, Brody, Klose, Verrilli, Means  
OPPOSED: None  
INELIGIBLE: Acerra, Duthie, Goode, Siciliano  
ABSENT: DiBenedetto, Levy

**CASES CARRIED to September 26, 2016**

**TOLL NJ I, LLC**

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

**Allesandro Nascimento**

Block 17.01 Lot 8  
107 Adams Avenue  
Oakhurst

**58 Monmouth Road, LLC**  
**(Juno/Rook Coffee)**

Block 26.04 Lot 2  
58 Monmouth Road  
Oakhurst

**CONTINUED CASE**

**NYSMSA Limited Partnership**  
**d/b/a Verizon Wireless**

Block 26.04 Lot 6  
68 Monmouth Road  
Oakhurst  
Zone C-1

This is an application for minor site plan approval with variances in order to construct an equipment compound at grade to support two proposed roof wireless antennas.

Attorney for the applicant: Warren O. Stillwell, Esquire

Richard DeLucry, Esquire represented the applicant.

Mr. DeLucry addressed the outstanding items including the landscaping and easement agreements. He said that the property owner has agreed to the landscaping improvements subject to the Board Planner’s approval and the easement agreement. He said that the property owner’s attorney will be working on the easement, but should the agreement never materialize, Mr. DeLucry asked that his client could return to the Board to revise the condition with regard to the easement.

Board Attorney Sanford Brown, Esquire read a letter from the owner’s attorney, which was marked into evidence A-3. Mr. Brown said that he has prepared a positive resolution that includes a condition subject to what has been represented on the record and in the letter marked A-3 with regard to the easement agreement.

Mr. Brown explained that the attorney for the application at 58 Monmouth Road was working on the language of the easement agreement and he and the Board Engineer, William Fitzgerald, PE, plan to meet with the Township Administrator. Mr. Brown said that he hopes to know more after this meeting.

A motion to close the public hearing was made by Thomas Means and seconded by Christopher Siciliano.

In Favor: Acerra, Andrisano, Brody, Goode, Klose, Siciliano, Verrilli, Means  
Opposed: None

Mr. Brown read through the resolution, which includes conditions of approval for the easement agreement to be completed within 60 days and a landscape plan submitted subject to the Board Planner's approval.

A motion of approval and memorialization was made by Thomas Means and seconded by Robert Acerra.

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

Meeting adjourned at 7:45 P.M.

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Rachel Montemarano  
Board Secretary  
Recording Secretary