

CAUCUS SESSION:

MEMBERS

PRESENT: Joseph DiBenedetto, Chairman
Edward DiFiglia, Alt. II
Peter Siano, V. Chair
John Duthie IV
David Fisher, Class III
Estelle Klose

MEMBERS

ABSENT: Warren Goode
David Fisher
Jeffrey Weinstein, Alt. I

OTHERS PRESENT:

Sanford D. Brown, Esquire
James Higgins, P.P.
Ron Kirk
Amy Stewart

Board Attorney
Board Planner
Planning Administrator
Planning Board Secretary
Recording Secretary

A motion was made by John Duthie and seconded by Edward DiFiglia to go into Executive Session.

In Favor: DiBenedetto, DiFiglia, Fisher, Klose, Siano, Weinstein
Opposed: None
Ineligible: None
Absent: Goode, Fisher, Weinstein

REGULAR MEETING:

7:30 P.M. Virtual Meeting
Via Zoom

MEMBERS

PRESENT: Joseph DiBenedetto, Chairman
Peter Siano, V Chair
John Duthie
Edward DiFiglia, Class II
David Fisher, Class III (7:45 PM)
Estelle Klose
Jeffrey Weinstein

MEMBERS

ABSENT: Warren Goode, V Ch

OTHERS PRESENT:	Sanford D. Brown, Esquire	Board Attorney
	William Fitzgerald, P.E.	Board Engineer
	James Higgins, P.P.	Board Planner
	Ron Kirk	Planning Administrator
	Amy Stewart	Planning Board Secretary
		Recording Secretary

Chairman DiBenedetto announces 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 27, 2020.

RESOLUTION MEMORIALIZATIONS

1803-1807 Holbrook, LLC
Block 33.29 Lots 2 & 3
1803-1807 Holbrook Street
Oakhurst
Minor Subdivision Approval

MOVED: DiFiglia SECOND: DiBenedetto
FAVOR: DiBenedetto, DiFiglia, Klose, Weinstein,
Siano, Duthie
OPPOSED: None
INELIGIBLE: Goode
ABSENT: Fisher

Roller Road, LLC
Block 182 Lot 2
1414 S. Roller Road
Ocean
Site Plan Approval
Bulk Variance Approval

MOVED: Weinstein SECOND: DiFiglia
FAVOR: DiBenedetto, DiFiglia, Klose, Weinstein,
Siano, Duthie
OPPOSED: None
INELIGIBLE: Goode
ABSENT: Fisher

CASE CARRIED TO JULY 26, 2021

1. **Roosevelt Avenue Properties, LLC**
Block 22 Lots 11, 12 & 22
Roosevelt Avenue
Ocean
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PUBLIC DISCUSSION

Master Plan Public Input

Mr. Higgins provides an overview of what the master plan is, describing it as the Board's idea of the direction they would like the Township to take for the immediate future. Mr. Higgins also describes it as separate from the Township zoning ordinance, acting more as a guideline. Dr. Fisher makes a comment that while he would like to see some of the older strip malls be changed to other uses, the Board should keep affordability in mind. Ms. Klose comments about the possibility of offices beginning to fully reopen after COVID restrictions. Chairman DiBenedetto asks if improving the intersection of Bowne Road and Asbury Avenue could be put in the master plan. Mr. Higgins responds it could be put in, but that the State seems to be working on that intersection. Chairman DiBenedetto opens the meeting to public comment.

Ms. Jacqui Wenzel of 610 Deal Road asks Mr. Higgins to clarify the difference between the master plan and zoning ordinance. Mr. Higgins states that the master plan serves more as a guideline, while the ordinance ultimately governs. Ms. Wenzel comments on the master plan in relation to the 32 Acres development, Mr. Brown responds that they cannot discuss ongoing litigation, however Ms. Wenzel states she was commenting generally. Mr. Higgins explains the zoning was changed in accordance with the master plan and upheld in court. Ms. Wenzel states the case was never heard, but Mr. Brown and Chairman DiBenedetto urge her to speak only on the future master plan. Ms. Wenzel asks if Dr. Fisher's research in the Township traffic will be taken into consideration in the master plan. Dr. Fisher responds that it is a major concern for the master plan. Ms. Wenzel comments that speed limits should be lowered on some roads around town. Mr. Kirk and Mr. Higgins state that the traffic will be included in the master plan with input from the Police, but that it will likely not include specific recommendations. Ms. Wenzel asks why an application for a

house on Whalepond Road did not go to the Planning Board. Mr. Higgins responds that that is determined by the State Legislature.

Ms. Patty Cronheim of 486 Staffa Street offers the Board her assistance as a member of the NJ League of Conservation with putting them in contact with professionals regarding environmental concerns. Ms. Cronheim also promotes the importance of green infrastructure, particularly in regard to stormwater drainage, and the protection of trees. Ms. Cronheim also comments in favor of trying to preserve more historic areas of the Township. Mr. Higgins states his agreement with Ms. Cronheim's points and supports including them in the master plan.

Mr. Dennis Howlett of 1638 Holbrook Street asks Mr. Higgins for clarification on how specific the master plan could be. Mr. Higgins responds they may define what uses they don't feel fit the area, but won't include specific zoning regulations. Mr. Howlett asks if support for solar energy and water quality could be included, and Mr. Higgins responds that it could. Chairman DiBenedetto asks Mr. Higgins what the permitted uses for Orchard Plaza are, and Mr. Higgins replies that it is a C-2 which allows many uses. Chairman DiBenedetto then asks if the master plan could include a retention basin for stormwater, and Mr. Higgins responds that they could talk about it, but not specifically include how it should be done. Chairman DiBenedetto asks for any more public comments. Ms. Wenzel comments in support of Ms. Cronheim's comment regarding preserving historic areas. Chairman DiBenedetto asks for any questions from the Board. Mr. Brown comments that historic preservation in other municipalities had proved difficult. Ms. Wenzel asks if houses over a certain age could be preserved, and Mr. Higgins responds that they cannot prevent changes being made. Dr. Fisher notifies the public of the method of entering public comments on the website.

A motion to adjourn the meeting is made by John Duthie and seconded by Peter Siano.

In Favor: DiFiglia, Siano, Fisher, Klose, Weinstein, DiBenedetto, Duthie
Opposed: None
Ineligible: None
Absent: Goode

Meeting ends at 8:47 P.M.
