

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

MEMBERS Anthony Andrisano
PRESENT: Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Estelle Klose
Thomas Means, Chair
Joanne Nadell

MEMBERS Fred Brody, Alternate I
ABSENT: Stephen Levy, Alternate II
George Sariosotis
John Verrilli

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
James Higgins, Board Planner
William Fitzgerald, Board Engineer
Marianne Wilensky, Planning Administrator
Margo Simpson, Planning Board Secretary
Recording Secretary

Chairman Thomas 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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 28, 2009.

MINUTES FOR APPROVAL December 14, 2009

A motion was made by Thomas Means and seconded by Warren Goode to **approve the minutes from the meeting of December 14, 2009.**

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
Highway 35 & Route 66 Means
Wanamassa OPPOSED: None
Amended sign approval INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli,

CARRIED TO February 22, 2010

Seaview Square, LLC
Block 141, Lots 1, 23
Highway 35 and Route 66
Wanamassa
(Subdivision)

**Manolakis Prof. Plaza,
LLC**
Block 33.16, Lot 3
1915 Highway 35
Oakhurst

**Brian and Rosemarie
Patterson**
Block 1.02, Lot 60
5 Cindy Lane
Wayside

CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
320 Green Grove Road
Wayside
Zone R-3

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

Attorney for the applicant: Edward C. Stokes, III, Esq.

The Board's information packet, containing the reports of the in-house and Board's Professionals, was marked as **evidence B-1**.

Charles Surmonte, Engineer for the applicant, explained the application while referring to the subdivision plan, dated July 3, 2009, which was marked as **evidence A-1**. The property has 300 feet of frontage on Green Grove Road and a depth of 520 feet. There is a house that sits in the rear of the property about 400 feet back. About 25 years ago, Mr. Burke subdivided the property to create two lots that front on Green Grove Road plus the lot in the rear where his house is located. The front lots have not been developed. Mr. Burke wants to create two new lots in the middle of the property. The driveway will remain in the center of all the lots. The properties that front on Green Grove Road will be accessed by the single driveway.

Board Planner James Higgins and Board Engineer William Fitzgerald read their reports into the record. Mr. Fitzgerald said that he had a technical meeting with the applicant's engineer to iron out some issues. He had no problem with the single driveway.

Edward Stokes, III, Esquire, representing the applicant, explained that they were conscious of the impervious surface draining this major subdivision. They have exceeded 11,000 square feet and that triggers the Stormwater Maintenance agreement with bonding and escrow. The applicant is asking for relief from the escrow.

Mr. Fitzgerald explained that the escrow is for what it takes to clean the system once a year. The Township typically wants one point of contact, but that does not preclude other people taking over the agreement as long as it is through one contact person.

Mr. Stokes presented the applicant and owner of the property, John Burke, who asked what the Maintenance Manual consists of.

Mr. Fitzgerald said that it is a Manual that describes what has to be done when the stormwater system has to be cleaned. There is also an easement that has to be filed. The State requirement is that stormwater management requires a one-year escrow.

Mr. Surmonte explained that the south east corner of proposed lot 42.01 is the lowest area. There is a large drywell there. The soil has a high permeability rate and is the area that will mitigate the two new lots. Everything will drain to the south west corner of the Burke's lot and will be piped into a recharge trench.

The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

The memorialization will take place on February 22, 2010.

NEW CASE

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

Rick Brodsky, Esquire, representing the applicant, explained that they want to subdivide the property located at 80 Wickapecko Drive into two lots. The existing house will remain on the front lot.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record. Planning Administrator Marianne Wilensky read the report from the Township of Ocean Sewerage Authority into the record. This report stated that the Authority recommends separate sewer connections rather than a shared lateral.

Mr. Brodsky noted that the subject property is a very large lot with an access driveway. It consists of twelve acres that the applicant is seeking to subdivide into two lots of nine acres and three acres. There is no contract purchaser at this time.

Charles Surmonte, Engineer for the applicant, explained that the property is located on Wickapecko Drive, just north of the Milwin Farm development. There is a driveway on the subject property that services two other properties, one of which is vacant, and extends to Ivy Place to the east. The applicant is seeking to subdivide a three acre lot to the rear of the existing house.

Mr. Brodsky explained that a variance is needed for no frontage on a roadway. Other than that, the lot will comply with all other aspects of the R-1 zone.

Board Planner James Higgins read his report into the record. He noted that in addition to a variance for no frontage on a roadway, they will also need a variance from the Municipal Land Use Law for not abutting a street.

Mr. Higgins pointed out that they will also have to show that the access is adequate for emergency vehicles. In addition, there should be a condition that when someone builds on the lot they will have to comply with the tree ordinance.

Board Engineer William Fitzgerald noted that the applicant has not provided engineering information because they wanted to get a feel from the Board before they spend a large amount of money on engineering plans. He noted that the long driveway is going to function as a public roadway and the geometry is substandard for a public thoroughfare. It is deteriorated in places and impossible to turn around. It is not known what the utility agreements will be or where the sewer main is.

Mr. Fitzgerald said that he had no problem with the concept of the subdivision, but there are many issues that need to be finalized. A soil log for the new lot is needed because percolation and water table information is necessary. The driveway could be improved with mountable curbs and the pavement should be 15' with occasional turn-arounds where it is widened to 20'. The driveway should be constructed of roadway type pavement.

Mr. Fitzgerald pointed out that there is no lighting on the driveway. He suggested carriage lights in the turn-arounds rather than pole lighting. The requirements of the Township of Ocean Sewerage Authority need to be met and a maintenance agreement needs to be filed.

Planning Administrator Marianne Wilensky read the Fire Marshall's comments into the record. He stated in his report that the existing fire hydrant is undersized. Mr. Fitzgerald noted that by law, a fire hydrant must be fed by a 6" water main and 1500 feet is a long way to go for a hydrant.

Mr. Wilensky also noted that the Board needs to know what the setbacks will be for the new dwelling because the subdivision will be filed by deed and there will be no map to look at for the setbacks.

Mr. Brodsky explained that it is a big expense to do everything regarding this subdivision and it will ultimately have to be done. There is a possibility that there might never be a house built on the lot. He asked if all the requirements could be hinged on the sale of the lot. If it required that they are done now, it cannot be done.

Chairman Thomas Means felt that there is no problem with the subdivision itself, but there are a lot of issues that must be ironed out. Vice Chairman Warren Goode questioned why the applicant is subdividing the lot now if they are not going to sell it. They could find a buyer and then come in for the subdivision. Chairman Means agreed and told the applicant that they have come to the Board too early in the process.

Ms. Wilensky explained that minor subdivisions always had to be filed within 190 days of approval. Now there is a Permit Extension Act that would give them up two and a half years to file. If the Board gave them approval there would be time to market it. The Board could require that there be no signing of the subdivision deed until the bonds are posted. Under the Act they would have until July 2012 to file the subdivision.

Mr. Fitzgerald said that there were still a lot of items that would need to be addressed prior to the Board approving this subdivision. Ms. Wilensky noted that there is no way to know what the bonding estimates will be without an approved plan.

Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

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OPPOSED: None

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ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
Highway 35 & Route 66 Means
Wanamassa OPPOSED: None
Amended sign approval INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli,

CARRIED TO February 22, 2010

Seaview Square, LLC
Block 141, Lots 1, 23
Highway 35 and Route 66
Wanamassa
(Subdivision)

**Manolakis Prof. Plaza,
LLC**
Block 33.16, Lot 3
1915 Highway 35
Oakhurst

**Brian and Rosemarie
Patterson**
Block 1.02, Lot 60
5 Cindy Lane
Wayside

CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
320 Green Grove Road
Wayside
Zone R-3

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

Attorney for the applicant: Edward C. Stokes, III, Esq.

The Board's information packet, containing the reports of the in-house and Board's Professionals, was marked as **evidence B-1**.

Charles Surmonte, Engineer for the applicant, explained the application while referring to the subdivision plan, dated July 3, 2009, which was marked as **evidence A-1**. The property has 300 feet of frontage on Green Grove Road and a depth of 520 feet. There is a house that sits in the rear of the property about 400 feet back. About 25 years ago, Mr. Burke subdivided the property to create two lots that front on Green Grove Road plus the lot in the rear where his house is located. The front lots have not been developed. Mr. Burke wants to create two new lots in the middle of the property. The driveway will remain in the center of all the lots. The properties that front on Green Grove Road will be accessed by the single driveway.

Board Planner James Higgins and Board Engineer William Fitzgerald read their reports into the record. Mr. Fitzgerald said that he had a technical meeting with the applicant's engineer to iron out some issues. He had no problem with the single driveway.

Edward Stokes, III, Esquire, representing the applicant, explained that they were conscious of the impervious surface draining this major subdivision. They have exceeded 11,000 square feet and that triggers the Stormwater Maintenance agreement with bonding and escrow. The applicant is asking for relief from the escrow.

Mr. Fitzgerald explained that the escrow is for what it takes to clean the system once a year. The Township typically wants one point of contact, but that does not preclude other people taking over the agreement as long as it is through one contact person.

Mr. Stokes presented the applicant and owner of the property, John Burke, who asked what the Maintenance Manual consists of.

Mr. Fitzgerald said that it is a Manual that describes what has to be done when the stormwater system has to be cleaned. There is also an easement that has to be filed. The State requirement is that stormwater management requires a one-year escrow.

Mr. Surmonte explained that the south east corner of proposed lot 42.01 is the lowest area. There is a large drywell there. The soil has a high permeability rate and is the area that will mitigate the two new lots. Everything will drain to the south west corner of the Burke's lot and will be piped into a recharge trench.

The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

The memorialization will take place on February 22, 2010.

NEW CASE

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

Rick Brodsky, Esquire, representing the applicant, explained that they want to subdivide the property located at 80 Wickapecko Drive into two lots. The existing house will remain on the front lot.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record. Planning Administrator Marianne Wilensky read the report from the Township of Ocean Sewerage Authority into the record. This report stated that the Authority recommends separate sewer connections rather than a shared lateral.

Mr. Brodsky noted that the subject property is a very large lot with an access driveway. It consists of twelve acres that the applicant is seeking to subdivide into two lots of nine acres and three acres. There is no contract purchaser at this time.

Charles Surmonte, Engineer for the applicant, explained that the property is located on Wickapecko Drive, just north of the Milwin Farm development. There is a driveway on the subject property that services two other properties, one of which is vacant, and extends to Ivy Place to the east. The applicant is seeking to subdivide a three acre lot to the rear of the existing house.

Mr. Brodsky explained that a variance is needed for no frontage on a roadway. Other than that, the lot will comply with all other aspects of the R-1 zone.

Board Planner James Higgins read his report into the record. He noted that in addition to a variance for no frontage on a roadway, they will also need a variance from the Municipal Land Use Law for not abutting a street.

Mr. Higgins pointed out that they will also have to show that the access is adequate for emergency vehicles. In addition, there should be a condition that when someone builds on the lot they will have to comply with the tree ordinance.

Board Engineer William Fitzgerald noted that the applicant has not provided engineering information because they wanted to get a feel from the Board before they spend a large amount of money on engineering plans. He noted that the long driveway is going to function as a public roadway and the geometry is substandard for a public thoroughfare. It is deteriorated in places and impossible to turn around. It is not known what the utility agreements will be or where the sewer main is.

Mr. Fitzgerald said that he had no problem with the concept of the subdivision, but there are many issues that need to be finalized. A soil log for the new lot is needed because percolation and water table information is necessary. The driveway could be improved with mountable curbs and the pavement should be 15' with occasional turn-arounds where it is widened to 20'. The driveway should be constructed of roadway type pavement.

Mr. Fitzgerald pointed out that there is no lighting on the driveway. He suggested carriage lights in the turn-arounds rather than pole lighting. The requirements of the Township of Ocean Sewerage Authority need to be met and a maintenance agreement needs to be filed.

Planning Administrator Marianne Wilensky read the Fire Marshall's comments into the record. He stated in his report that the existing fire hydrant is undersized. Mr. Fitzgerald noted that by law, a fire hydrant must be fed by a 6" water main and 1500 feet is a long way to go for a hydrant.

Mr. Wilensky also noted that the Board needs to know what the setbacks will be for the new dwelling because the subdivision will be filed by deed and there will be no map to look at for the setbacks.

Mr. Brodsky explained that it is a big expense to do everything regarding this subdivision and it will ultimately have to be done. There is a possibility that there might never be a house built on the lot. He asked if all the requirements could be hinged on the sale of the lot. If it required that they are done now, it cannot be done.

Chairman Thomas Means felt that there is no problem with the subdivision itself, but there are a lot of issues that must be ironed out. Vice Chairman Warren Goode questioned why the applicant is subdividing the lot now if they are not going to sell it. They could find a buyer and then come in for the subdivision. Chairman Means agreed and told the applicant that they have come to the Board too early in the process.

Ms. Wilensky explained that minor subdivisions always had to be filed within 190 days of approval. Now there is a Permit Extension Act that would give them up two and a half years to file. If the Board gave them approval there would be time to market it. The Board could require that there be no signing of the subdivision deed until the bonds are posted. Under the Act they would have until July 2012 to file the subdivision.

Mr. Fitzgerald said that there were still a lot of items that would need to be addressed prior to the Board approving this subdivision. Ms. Wilensky noted that there is no way to know what the bonding estimates will be without an approved plan.

Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

MEMBERS Anthony Andrisano
PRESENT: Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Estelle Klose
Thomas Means, Chair
Joanne Nadell

MEMBERS Fred Brody, Alternate I
ABSENT: Stephen Levy, Alternate II
George Sariosotis
John Verrilli

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
James Higgins, Board Planner
William Fitzgerald, Board Engineer
Marianne Wilensky, Planning Administrator
Margo Simpson, Planning Board Secretary
Recording Secretary

Chairman Thomas 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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 28, 2009.

MINUTES FOR APPROVAL December 14, 2009

A motion was made by Thomas Means and seconded by Warren Goode to **approve the minutes from the meeting of December 14, 2009.**

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
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Amended sign approval INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli,

CARRIED TO February 22, 2010

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CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
320 Green Grove Road
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Zone R-3

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

Attorney for the applicant: Edward C. Stokes, III, Esq.

The Board's information packet, containing the reports of the in-house and Board's Professionals, was marked as **evidence B-1**.

Charles Surmonte, Engineer for the applicant, explained the application while referring to the subdivision plan, dated July 3, 2009, which was marked as **evidence A-1**. The property has 300 feet of frontage on Green Grove Road and a depth of 520 feet. There is a house that sits in the rear of the property about 400 feet back. About 25 years ago, Mr. Burke subdivided the property to create two lots that front on Green Grove Road plus the lot in the rear where his house is located. The front lots have not been developed. Mr. Burke wants to create two new lots in the middle of the property. The driveway will remain in the center of all the lots. The properties that front on Green Grove Road will be accessed by the single driveway.

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The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

The memorialization will take place on February 22, 2010.

NEW CASE

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

Rick Brodsky, Esquire, representing the applicant, explained that they want to subdivide the property located at 80 Wickapecko Drive into two lots. The existing house will remain on the front lot.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record. Planning Administrator Marianne Wilensky read the report from the Township of Ocean Sewerage Authority into the record. This report stated that the Authority recommends separate sewer connections rather than a shared lateral.

Mr. Brodsky noted that the subject property is a very large lot with an access driveway. It consists of twelve acres that the applicant is seeking to subdivide into two lots of nine acres and three acres. There is no contract purchaser at this time.

Charles Surmonte, Engineer for the applicant, explained that the property is located on Wickapecko Drive, just north of the Milwin Farm development. There is a driveway on the subject property that services two other properties, one of which is vacant, and extends to Ivy Place to the east. The applicant is seeking to subdivide a three acre lot to the rear of the existing house.

Mr. Brodsky explained that a variance is needed for no frontage on a roadway. Other than that, the lot will comply with all other aspects of the R-1 zone.

Board Planner James Higgins read his report into the record. He noted that in addition to a variance for no frontage on a roadway, they will also need a variance from the Municipal Land Use Law for not abutting a street.

Mr. Higgins pointed out that they will also have to show that the access is adequate for emergency vehicles. In addition, there should be a condition that when someone builds on the lot they will have to comply with the tree ordinance.

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Mr. Wilensky also noted that the Board needs to know what the setbacks will be for the new dwelling because the subdivision will be filed by deed and there will be no map to look at for the setbacks.

Mr. Brodsky explained that it is a big expense to do everything regarding this subdivision and it will ultimately have to be done. There is a possibility that there might never be a house built on the lot. He asked if all the requirements could be hinged on the sale of the lot. If it required that they are done now, it cannot be done.

Chairman Thomas Means felt that there is no problem with the subdivision itself, but there are a lot of issues that must be ironed out. Vice Chairman Warren Goode questioned why the applicant is subdividing the lot now if they are not going to sell it. They could find a buyer and then come in for the subdivision. Chairman Means agreed and told the applicant that they have come to the Board too early in the process.

Ms. Wilensky explained that minor subdivisions always had to be filed within 190 days of approval. Now there is a Permit Extension Act that would give them up two and a half years to file. If the Board gave them approval there would be time to market it. The Board could require that there be no signing of the subdivision deed until the bonds are posted. Under the Act they would have until July 2012 to file the subdivision.

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Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

MEMBERS Anthony Andrisano
PRESENT: Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Estelle Klose
Thomas Means, Chair
Joanne Nadell

MEMBERS Fred Brody, Alternate I
ABSENT: Stephen Levy, Alternate II
George Sariosotis
John Verrilli

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
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Chairman Thomas 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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 28, 2009.

MINUTES FOR APPROVAL December 14, 2009

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FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
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FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

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Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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OPPOSED: None
INELIGIBLE: None
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RESOLUTION MEMORIALIZATIONS

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Charles Surmonte, Engineer for the applicant, explained the application while referring to the subdivision plan, dated July 3, 2009, which was marked as **evidence A-1**. The property has 300 feet of frontage on Green Grove Road and a depth of 520 feet. There is a house that sits in the rear of the property about 400 feet back. About 25 years ago, Mr. Burke subdivided the property to create two lots that front on Green Grove Road plus the lot in the rear where his house is located. The front lots have not been developed. Mr. Burke wants to create two new lots in the middle of the property. The driveway will remain in the center of all the lots. The properties that front on Green Grove Road will be accessed by the single driveway.

Board Planner James Higgins and Board Engineer William Fitzgerald read their reports into the record. Mr. Fitzgerald said that he had a technical meeting with the applicant's engineer to iron out some issues. He had no problem with the single driveway.

Edward Stokes, III, Esquire, representing the applicant, explained that they were conscious of the impervious surface draining this major subdivision. They have exceeded 11,000 square feet and that triggers the Stormwater Maintenance agreement with bonding and escrow. The applicant is asking for relief from the escrow.

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Mr. Fitzgerald said that it is a Manual that describes what has to be done when the stormwater system has to be cleaned. There is also an easement that has to be filed. The State requirement is that stormwater management requires a one-year escrow.

Mr. Surmonte explained that the south east corner of proposed lot 42.01 is the lowest area. There is a large drywell there. The soil has a high permeability rate and is the area that will mitigate the two new lots. Everything will drain to the south west corner of the Burke's lot and will be piped into a recharge trench.

The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

The memorialization will take place on February 22, 2010.

NEW CASE

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

Rick Brodsky, Esquire, representing the applicant, explained that they want to subdivide the property located at 80 Wickapecko Drive into two lots. The existing house will remain on the front lot.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record. Planning Administrator Marianne Wilensky read the report from the Township of Ocean Sewerage Authority into the record. This report stated that the Authority recommends separate sewer connections rather than a shared lateral.

Mr. Brodsky noted that the subject property is a very large lot with an access driveway. It consists of twelve acres that the applicant is seeking to subdivide into two lots of nine acres and three acres. There is no contract purchaser at this time.

Charles Surmonte, Engineer for the applicant, explained that the property is located on Wickapecko Drive, just north of the Milwin Farm development. There is a driveway on the subject property that services two other properties, one of which is vacant, and extends to Ivy Place to the east. The applicant is seeking to subdivide a three acre lot to the rear of the existing house.

Mr. Brodsky explained that a variance is needed for no frontage on a roadway. Other than that, the lot will comply with all other aspects of the R-1 zone.

Board Planner James Higgins read his report into the record. He noted that in addition to a variance for no frontage on a roadway, they will also need a variance from the Municipal Land Use Law for not abutting a street.

Mr. Higgins pointed out that they will also have to show that the access is adequate for emergency vehicles. In addition, there should be a condition that when someone builds on the lot they will have to comply with the tree ordinance.

Board Engineer William Fitzgerald noted that the applicant has not provided engineering information because they wanted to get a feel from the Board before they spend a large amount of money on engineering plans. He noted that the long driveway is going to function as a public roadway and the geometry is substandard for a public thoroughfare. It is deteriorated in places and impossible to turn around. It is not known what the utility agreements will be or where the sewer main is.

Mr. Fitzgerald said that he had no problem with the concept of the subdivision, but there are many issues that need to be finalized. A soil log for the new lot is needed because percolation and water table information is necessary. The driveway could be improved with mountable curbs and the pavement should be 15' with occasional turn-arounds where it is widened to 20'. The driveway should be constructed of roadway type pavement.

Mr. Fitzgerald pointed out that there is no lighting on the driveway. He suggested carriage lights in the turn-arounds rather than pole lighting. The requirements of the Township of Ocean Sewerage Authority need to be met and a maintenance agreement needs to be filed.

Planning Administrator Marianne Wilensky read the Fire Marshall's comments into the record. He stated in his report that the existing fire hydrant is undersized. Mr. Fitzgerald noted that by law, a fire hydrant must be fed by a 6" water main and 1500 feet is a long way to go for a hydrant.

Mr. Wilensky also noted that the Board needs to know what the setbacks will be for the new dwelling because the subdivision will be filed by deed and there will be no map to look at for the setbacks.

Mr. Brodsky explained that it is a big expense to do everything regarding this subdivision and it will ultimately have to be done. There is a possibility that there might never be a house built on the lot. He asked if all the requirements could be hinged on the sale of the lot. If it required that they are done now, it cannot be done.

Chairman Thomas Means felt that there is no problem with the subdivision itself, but there are a lot of issues that must be ironed out. Vice Chairman Warren Goode questioned why the applicant is subdividing the lot now if they are not going to sell it. They could find a buyer and then come in for the subdivision. Chairman Means agreed and told the applicant that they have come to the Board too early in the process.

Ms. Wilensky explained that minor subdivisions always had to be filed within 190 days of approval. Now there is a Permit Extension Act that would give them up two and a half years to file. If the Board gave them approval there would be time to market it. The Board could require that there be no signing of the subdivision deed until the bonds are posted. Under the Act they would have until July 2012 to file the subdivision.

Mr. Fitzgerald said that there were still a lot of items that would need to be addressed prior to the Board approving this subdivision. Ms. Wilensky noted that there is no way to know what the bonding estimates will be without an approved plan.

Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

MEMBERS Anthony Andrisano
PRESENT: Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Estelle Klose
Thomas Means, Chair
Joanne Nadell

MEMBERS Fred Brody, Alternate I
ABSENT: Stephen Levy, Alternate II
George Sariosotis
John Verrilli

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
James Higgins, Board Planner
William Fitzgerald, Board Engineer
Marianne Wilensky, Planning Administrator
Margo Simpson, Planning Board Secretary
Recording Secretary

Chairman Thomas 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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 28, 2009.

MINUTES FOR APPROVAL December 14, 2009

A motion was made by Thomas Means and seconded by Warren Goode to **approve the minutes from the meeting of December 14, 2009.**

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
Highway 35 & Route 66 Means
Wanamassa OPPOSED: None
Amended sign approval INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli,

CARRIED TO February 22, 2010

Seaview Square, LLC
Block 141, Lots 1, 23
Highway 35 and Route 66
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(Subdivision)

**Manolakis Prof. Plaza,
LLC**
Block 33.16, Lot 3
1915 Highway 35
Oakhurst

**Brian and Rosemarie
Patterson**
Block 1.02, Lot 60
5 Cindy Lane
Wayside

CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
320 Green Grove Road
Wayside
Zone R-3

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

Attorney for the applicant: Edward C. Stokes, III, Esq.

The Board's information packet, containing the reports of the in-house and Board's Professionals, was marked as **evidence B-1**.

Charles Surmonte, Engineer for the applicant, explained the application while referring to the subdivision plan, dated July 3, 2009, which was marked as **evidence A-1**. The property has 300 feet of frontage on Green Grove Road and a depth of 520 feet. There is a house that sits in the rear of the property about 400 feet back. About 25 years ago, Mr. Burke subdivided the property to create two lots that front on Green Grove Road plus the lot in the rear where his house is located. The front lots have not been developed. Mr. Burke wants to create two new lots in the middle of the property. The driveway will remain in the center of all the lots. The properties that front on Green Grove Road will be accessed by the single driveway.

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A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

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OPPOSED: None
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Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

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PRESENT: Carlo Gallelo
William Garofalo
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OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
Highway 35 & Route 66 Means
Wanamassa OPPOSED: None
Amended sign approval INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli,

CARRIED TO February 22, 2010

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Block 33.16, Lot 3
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**Brian and Rosemarie
Patterson**
Block 1.02, Lot 60
5 Cindy Lane
Wayside

CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
320 Green Grove Road
Wayside
Zone R-3

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Attorney for the applicant: Edward C. Stokes, III, Esq.

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OPPOSED: None

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Deal and Monmouth Roads
Oakhurst

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The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

The memorialization will take place on February 22, 2010.

NEW CASE

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

Rick Brodsky, Esquire, representing the applicant, explained that they want to subdivide the property located at 80 Wickapecko Drive into two lots. The existing house will remain on the front lot.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record. Planning Administrator Marianne Wilensky read the report from the Township of Ocean Sewerage Authority into the record. This report stated that the Authority recommends separate sewer connections rather than a shared lateral.

Mr. Brodsky noted that the subject property is a very large lot with an access driveway. It consists of twelve acres that the applicant is seeking to subdivide into two lots of nine acres and three acres. There is no contract purchaser at this time.

Charles Surmonte, Engineer for the applicant, explained that the property is located on Wickapecko Drive, just north of the Milwin Farm development. There is a driveway on the subject property that services two other properties, one of which is vacant, and extends to Ivy Place to the east. The applicant is seeking to subdivide a three acre lot to the rear of the existing house.

Mr. Brodsky explained that a variance is needed for no frontage on a roadway. Other than that, the lot will comply with all other aspects of the R-1 zone.

Board Planner James Higgins read his report into the record. He noted that in addition to a variance for no frontage on a roadway, they will also need a variance from the Municipal Land Use Law for not abutting a street.

Mr. Higgins pointed out that they will also have to show that the access is adequate for emergency vehicles. In addition, there should be a condition that when someone builds on the lot they will have to comply with the tree ordinance.

Board Engineer William Fitzgerald noted that the applicant has not provided engineering information because they wanted to get a feel from the Board before they spend a large amount of money on engineering plans. He noted that the long driveway is going to function as a public roadway and the geometry is substandard for a public thoroughfare. It is deteriorated in places and impossible to turn around. It is not known what the utility agreements will be or where the sewer main is.

Mr. Fitzgerald said that he had no problem with the concept of the subdivision, but there are many issues that need to be finalized. A soil log for the new lot is needed because percolation and water table information is necessary. The driveway could be improved with mountable curbs and the pavement should be 15' with occasional turn-arounds where it is widened to 20'. The driveway should be constructed of roadway type pavement.

Mr. Fitzgerald pointed out that there is no lighting on the driveway. He suggested carriage lights in the turn-arounds rather than pole lighting. The requirements of the Township of Ocean Sewerage Authority need to be met and a maintenance agreement needs to be filed.

Planning Administrator Marianne Wilensky read the Fire Marshall's comments into the record. He stated in his report that the existing fire hydrant is undersized. Mr. Fitzgerald noted that by law, a fire hydrant must be fed by a 6" water main and 1500 feet is a long way to go for a hydrant.

Mr. Wilensky also noted that the Board needs to know what the setbacks will be for the new dwelling because the subdivision will be filed by deed and there will be no map to look at for the setbacks.

Mr. Brodsky explained that it is a big expense to do everything regarding this subdivision and it will ultimately have to be done. There is a possibility that there might never be a house built on the lot. He asked if all the requirements could be hinged on the sale of the lot. If it required that they are done now, it cannot be done.

Chairman Thomas Means felt that there is no problem with the subdivision itself, but there are a lot of issues that must be ironed out. Vice Chairman Warren Goode questioned why the applicant is subdividing the lot now if they are not going to sell it. They could find a buyer and then come in for the subdivision. Chairman Means agreed and told the applicant that they have come to the Board too early in the process.

Ms. Wilensky explained that minor subdivisions always had to be filed within 190 days of approval. Now there is a Permit Extension Act that would give them up two and a half years to file. If the Board gave them approval there would be time to market it. The Board could require that there be no signing of the subdivision deed until the bonds are posted. Under the Act they would have until July 2012 to file the subdivision.

Mr. Fitzgerald said that there were still a lot of items that would need to be addressed prior to the Board approving this subdivision. Ms. Wilensky noted that there is no way to know what the bonding estimates will be without an approved plan.

Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

MEMBERS Anthony Andrisano
PRESENT: Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Estelle Klose
Thomas Means, Chair
Joanne Nadell

MEMBERS Fred Brody, Alternate I
ABSENT: Stephen Levy, Alternate II
George Sariosotis
John Verrilli

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
James Higgins, Board Planner
William Fitzgerald, Board Engineer
Marianne Wilensky, Planning Administrator
Margo Simpson, Planning Board Secretary
Recording Secretary

Chairman Thomas 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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 28, 2009.

MINUTES FOR APPROVAL December 14, 2009

A motion was made by Thomas Means and seconded by Warren Goode to **approve the minutes from the meeting of December 14, 2009.**

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
Highway 35 & Route 66 Means
Wanamassa OPPOSED: None
Amended sign approval INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli,

CARRIED TO February 22, 2010

Seaview Square, LLC
Block 141, Lots 1, 23
Highway 35 and Route 66
Wanamassa
(Subdivision)

**Manolakis Prof. Plaza,
LLC**
Block 33.16, Lot 3
1915 Highway 35
Oakhurst

**Brian and Rosemarie
Patterson**
Block 1.02, Lot 60
5 Cindy Lane
Wayside

CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
320 Green Grove Road
Wayside
Zone R-3

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

Attorney for the applicant: Edward C. Stokes, III, Esq.

The Board's information packet, containing the reports of the in-house and Board's Professionals, was marked as **evidence B-1**.

Charles Surmonte, Engineer for the applicant, explained the application while referring to the subdivision plan, dated July 3, 2009, which was marked as **evidence A-1**. The property has 300 feet of frontage on Green Grove Road and a depth of 520 feet. There is a house that sits in the rear of the property about 400 feet back. About 25 years ago, Mr. Burke subdivided the property to create two lots that front on Green Grove Road plus the lot in the rear where his house is located. The front lots have not been developed. Mr. Burke wants to create two new lots in the middle of the property. The driveway will remain in the center of all the lots. The properties that front on Green Grove Road will be accessed by the single driveway.

Board Planner James Higgins and Board Engineer William Fitzgerald read their reports into the record. Mr. Fitzgerald said that he had a technical meeting with the applicant's engineer to iron out some issues. He had no problem with the single driveway.

Edward Stokes, III, Esquire, representing the applicant, explained that they were conscious of the impervious surface draining this major subdivision. They have exceeded 11,000 square feet and that triggers the Stormwater Maintenance agreement with bonding and escrow. The applicant is asking for relief from the escrow.

Mr. Fitzgerald explained that the escrow is for what it takes to clean the system once a year. The Township typically wants one point of contact, but that does not preclude other people taking over the agreement as long as it is through one contact person.

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The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

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NEW CASE

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

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Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

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PRESENT: Carlo Gallelo
William Garofalo
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Estelle Klose
Thomas Means, Chair
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MEMBERS Fred Brody, Alternate I
ABSENT: Stephen Levy, Alternate II
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OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
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FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
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CARRIED TO February 22, 2010

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**Brian and Rosemarie
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Block 1.02, Lot 60
5 Cindy Lane
Wayside

CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
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Wayside
Zone R-3

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Attorney for the applicant: Edward C. Stokes, III, Esq.

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Charles Surmonte, Engineer for the applicant, explained the application while referring to the subdivision plan, dated July 3, 2009, which was marked as **evidence A-1**. The property has 300 feet of frontage on Green Grove Road and a depth of 520 feet. There is a house that sits in the rear of the property about 400 feet back. About 25 years ago, Mr. Burke subdivided the property to create two lots that front on Green Grove Road plus the lot in the rear where his house is located. The front lots have not been developed. Mr. Burke wants to create two new lots in the middle of the property. The driveway will remain in the center of all the lots. The properties that front on Green Grove Road will be accessed by the single driveway.

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FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

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Meeting Adjourned 8:38 P.M.

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CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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OPPOSED: None
INELIGIBLE: None
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RESOLUTION MEMORIALIZATIONS

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Zone R-1

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Attorney for the applicant: Rick Brodsky, Esquire

Rick Brodsky, Esquire, representing the applicant, explained that they want to subdivide the property located at 80 Wickapecko Drive into two lots. The existing house will remain on the front lot.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record. Planning Administrator Marianne Wilensky read the report from the Township of Ocean Sewerage Authority into the record. This report stated that the Authority recommends separate sewer connections rather than a shared lateral.

Mr. Brodsky noted that the subject property is a very large lot with an access driveway. It consists of twelve acres that the applicant is seeking to subdivide into two lots of nine acres and three acres. There is no contract purchaser at this time.

Charles Surmonte, Engineer for the applicant, explained that the property is located on Wickapecko Drive, just north of the Milwin Farm development. There is a driveway on the subject property that services two other properties, one of which is vacant, and extends to Ivy Place to the east. The applicant is seeking to subdivide a three acre lot to the rear of the existing house.

Mr. Brodsky explained that a variance is needed for no frontage on a roadway. Other than that, the lot will comply with all other aspects of the R-1 zone.

Board Planner James Higgins read his report into the record. He noted that in addition to a variance for no frontage on a roadway, they will also need a variance from the Municipal Land Use Law for not abutting a street.

Mr. Higgins pointed out that they will also have to show that the access is adequate for emergency vehicles. In addition, there should be a condition that when someone builds on the lot they will have to comply with the tree ordinance.

Board Engineer William Fitzgerald noted that the applicant has not provided engineering information because they wanted to get a feel from the Board before they spend a large amount of money on engineering plans. He noted that the long driveway is going to function as a public roadway and the geometry is substandard for a public thoroughfare. It is deteriorated in places and impossible to turn around. It is not known what the utility agreements will be or where the sewer main is.

Mr. Fitzgerald said that he had no problem with the concept of the subdivision, but there are many issues that need to be finalized. A soil log for the new lot is needed because percolation and water table information is necessary. The driveway could be improved with mountable curbs and the pavement should be 15' with occasional turn-arounds where it is widened to 20'. The driveway should be constructed of roadway type pavement.

Mr. Fitzgerald pointed out that there is no lighting on the driveway. He suggested carriage lights in the turn-arounds rather than pole lighting. The requirements of the Township of Ocean Sewerage Authority need to be met and a maintenance agreement needs to be filed.

Planning Administrator Marianne Wilensky read the Fire Marshall's comments into the record. He stated in his report that the existing fire hydrant is undersized. Mr. Fitzgerald noted that by law, a fire hydrant must be fed by a 6" water main and 1500 feet is a long way to go for a hydrant.

Mr. Wilensky also noted that the Board needs to know what the setbacks will be for the new dwelling because the subdivision will be filed by deed and there will be no map to look at for the setbacks.

Mr. Brodsky explained that it is a big expense to do everything regarding this subdivision and it will ultimately have to be done. There is a possibility that there might never be a house built on the lot. He asked if all the requirements could be hinged on the sale of the lot. If it required that they are done now, it cannot be done.

Chairman Thomas Means felt that there is no problem with the subdivision itself, but there are a lot of issues that must be ironed out. Vice Chairman Warren Goode questioned why the applicant is subdividing the lot now if they are not going to sell it. They could find a buyer and then come in for the subdivision. Chairman Means agreed and told the applicant that they have come to the Board too early in the process.

Ms. Wilensky explained that minor subdivisions always had to be filed within 190 days of approval. Now there is a Permit Extension Act that would give them up two and a half years to file. If the Board gave them approval there would be time to market it. The Board could require that there be no signing of the subdivision deed until the bonds are posted. Under the Act they would have until July 2012 to file the subdivision.

Mr. Fitzgerald said that there were still a lot of items that would need to be addressed prior to the Board approving this subdivision. Ms. Wilensky noted that there is no way to know what the bonding estimates will be without an approved plan.

Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

MEMBERS Anthony Andrisano
PRESENT: Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Estelle Klose
Thomas Means, Chair
Joanne Nadell

MEMBERS Fred Brody, Alternate I
ABSENT: Stephen Levy, Alternate II
George Sariosotis
John Verrilli

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
James Higgins, Board Planner
William Fitzgerald, Board Engineer
Marianne Wilensky, Planning Administrator
Margo Simpson, Planning Board Secretary
Recording Secretary

Chairman Thomas 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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 28, 2009.

MINUTES FOR APPROVAL December 14, 2009

A motion was made by Thomas Means and seconded by Warren Goode to **approve the minutes from the meeting of December 14, 2009.**

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
Highway 35 & Route 66 Means
Wanamassa OPPOSED: None
Amended sign approval INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli,

CARRIED TO February 22, 2010

Seaview Square, LLC
Block 141, Lots 1, 23
Highway 35 and Route 66
Wanamassa
(Subdivision)

**Manolakis Prof. Plaza,
LLC**
Block 33.16, Lot 3
1915 Highway 35
Oakhurst

**Brian and Rosemarie
Patterson**
Block 1.02, Lot 60
5 Cindy Lane
Wayside

CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
320 Green Grove Road
Wayside
Zone R-3

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

Attorney for the applicant: Edward C. Stokes, III, Esq.

The Board's information packet, containing the reports of the in-house and Board's Professionals, was marked as **evidence B-1**.

Charles Surmonte, Engineer for the applicant, explained the application while referring to the subdivision plan, dated July 3, 2009, which was marked as **evidence A-1**. The property has 300 feet of frontage on Green Grove Road and a depth of 520 feet. There is a house that sits in the rear of the property about 400 feet back. About 25 years ago, Mr. Burke subdivided the property to create two lots that front on Green Grove Road plus the lot in the rear where his house is located. The front lots have not been developed. Mr. Burke wants to create two new lots in the middle of the property. The driveway will remain in the center of all the lots. The properties that front on Green Grove Road will be accessed by the single driveway.

Board Planner James Higgins and Board Engineer William Fitzgerald read their reports into the record. Mr. Fitzgerald said that he had a technical meeting with the applicant's engineer to iron out some issues. He had no problem with the single driveway.

Edward Stokes, III, Esquire, representing the applicant, explained that they were conscious of the impervious surface draining this major subdivision. They have exceeded 11,000 square feet and that triggers the Stormwater Maintenance agreement with bonding and escrow. The applicant is asking for relief from the escrow.

Mr. Fitzgerald explained that the escrow is for what it takes to clean the system once a year. The Township typically wants one point of contact, but that does not preclude other people taking over the agreement as long as it is through one contact person.

Mr. Stokes presented the applicant and owner of the property, John Burke, who asked what the Maintenance Manual consists of.

Mr. Fitzgerald said that it is a Manual that describes what has to be done when the stormwater system has to be cleaned. There is also an easement that has to be filed. The State requirement is that stormwater management requires a one-year escrow.

Mr. Surmonte explained that the south east corner of proposed lot 42.01 is the lowest area. There is a large drywell there. The soil has a high permeability rate and is the area that will mitigate the two new lots. Everything will drain to the south west corner of the Burke's lot and will be piped into a recharge trench.

The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

The memorialization will take place on February 22, 2010.

NEW CASE

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

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Attorney for the applicant: Rick Brodsky, Esquire

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Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

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Estelle Klose
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FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
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Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
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The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

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NEW CASE

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

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Meeting Adjourned 8:38 P.M.

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OPPOSED: None
INELIGIBLE: None
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RESOLUTION MEMORIALIZATIONS

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OPPOSED: None

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Board Engineer William Fitzgerald noted that the applicant has not provided engineering information because they wanted to get a feel from the Board before they spend a large amount of money on engineering plans. He noted that the long driveway is going to function as a public roadway and the geometry is substandard for a public thoroughfare. It is deteriorated in places and impossible to turn around. It is not known what the utility agreements will be or where the sewer main is.

Mr. Fitzgerald said that he had no problem with the concept of the subdivision, but there are many issues that need to be finalized. A soil log for the new lot is needed because percolation and water table information is necessary. The driveway could be improved with mountable curbs and the pavement should be 15' with occasional turn-arounds where it is widened to 20'. The driveway should be constructed of roadway type pavement.

Mr. Fitzgerald pointed out that there is no lighting on the driveway. He suggested carriage lights in the turn-arounds rather than pole lighting. The requirements of the Township of Ocean Sewerage Authority need to be met and a maintenance agreement needs to be filed.

Planning Administrator Marianne Wilensky read the Fire Marshall's comments into the record. He stated in his report that the existing fire hydrant is undersized. Mr. Fitzgerald noted that by law, a fire hydrant must be fed by a 6" water main and 1500 feet is a long way to go for a hydrant.

Mr. Wilensky also noted that the Board needs to know what the setbacks will be for the new dwelling because the subdivision will be filed by deed and there will be no map to look at for the setbacks.

Mr. Brodsky explained that it is a big expense to do everything regarding this subdivision and it will ultimately have to be done. There is a possibility that there might never be a house built on the lot. He asked if all the requirements could be hinged on the sale of the lot. If it required that they are done now, it cannot be done.

Chairman Thomas Means felt that there is no problem with the subdivision itself, but there are a lot of issues that must be ironed out. Vice Chairman Warren Goode questioned why the applicant is subdividing the lot now if they are not going to sell it. They could find a buyer and then come in for the subdivision. Chairman Means agreed and told the applicant that they have come to the Board too early in the process.

Ms. Wilensky explained that minor subdivisions always had to be filed within 190 days of approval. Now there is a Permit Extension Act that would give them up two and a half years to file. If the Board gave them approval there would be time to market it. The Board could require that there be no signing of the subdivision deed until the bonds are posted. Under the Act they would have until July 2012 to file the subdivision.

Mr. Fitzgerald said that there were still a lot of items that would need to be addressed prior to the Board approving this subdivision. Ms. Wilensky noted that there is no way to know what the bonding estimates will be without an approved plan.

Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

MEMBERS Anthony Andrisano
PRESENT: Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Estelle Klose
Thomas Means, Chair
Joanne Nadell

MEMBERS Fred Brody, Alternate I
ABSENT: Stephen Levy, Alternate II
George Sariosotis
John Verrilli

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
James Higgins, Board Planner
William Fitzgerald, Board Engineer
Marianne Wilensky, Planning Administrator
Margo Simpson, Planning Board Secretary
Recording Secretary

Chairman Thomas 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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 28, 2009.

MINUTES FOR APPROVAL December 14, 2009

A motion was made by Thomas Means and seconded by Warren Goode to **approve the minutes from the meeting of December 14, 2009.**

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
Highway 35 & Route 66 Means
Wanamassa OPPOSED: None
Amended sign approval INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli,

CARRIED TO February 22, 2010

Seaview Square, LLC
Block 141, Lots 1, 23
Highway 35 and Route 66
Wanamassa
(Subdivision)

**Manolakis Prof. Plaza,
LLC**
Block 33.16, Lot 3
1915 Highway 35
Oakhurst

**Brian and Rosemarie
Patterson**
Block 1.02, Lot 60
5 Cindy Lane
Wayside

CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
320 Green Grove Road
Wayside
Zone R-3

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

Attorney for the applicant: Edward C. Stokes, III, Esq.

The Board's information packet, containing the reports of the in-house and Board's Professionals, was marked as **evidence B-1**.

Charles Surmonte, Engineer for the applicant, explained the application while referring to the subdivision plan, dated July 3, 2009, which was marked as **evidence A-1**. The property has 300 feet of frontage on Green Grove Road and a depth of 520 feet. There is a house that sits in the rear of the property about 400 feet back. About 25 years ago, Mr. Burke subdivided the property to create two lots that front on Green Grove Road plus the lot in the rear where his house is located. The front lots have not been developed. Mr. Burke wants to create two new lots in the middle of the property. The driveway will remain in the center of all the lots. The properties that front on Green Grove Road will be accessed by the single driveway.

Board Planner James Higgins and Board Engineer William Fitzgerald read their reports into the record. Mr. Fitzgerald said that he had a technical meeting with the applicant's engineer to iron out some issues. He had no problem with the single driveway.

Edward Stokes, III, Esquire, representing the applicant, explained that they were conscious of the impervious surface draining this major subdivision. They have exceeded 11,000 square feet and that triggers the Stormwater Maintenance agreement with bonding and escrow. The applicant is asking for relief from the escrow.

Mr. Fitzgerald explained that the escrow is for what it takes to clean the system once a year. The Township typically wants one point of contact, but that does not preclude other people taking over the agreement as long as it is through one contact person.

Mr. Stokes presented the applicant and owner of the property, John Burke, who asked what the Maintenance Manual consists of.

Mr. Fitzgerald said that it is a Manual that describes what has to be done when the stormwater system has to be cleaned. There is also an easement that has to be filed. The State requirement is that stormwater management requires a one-year escrow.

Mr. Surmonte explained that the south east corner of proposed lot 42.01 is the lowest area. There is a large drywell there. The soil has a high permeability rate and is the area that will mitigate the two new lots. Everything will drain to the south west corner of the Burke's lot and will be piped into a recharge trench.

The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

The memorialization will take place on February 22, 2010.

NEW CASE

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

Rick Brodsky, Esquire, representing the applicant, explained that they want to subdivide the property located at 80 Wickapecko Drive into two lots. The existing house will remain on the front lot.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record. Planning Administrator Marianne Wilensky read the report from the Township of Ocean Sewerage Authority into the record. This report stated that the Authority recommends separate sewer connections rather than a shared lateral.

Mr. Brodsky noted that the subject property is a very large lot with an access driveway. It consists of twelve acres that the applicant is seeking to subdivide into two lots of nine acres and three acres. There is no contract purchaser at this time.

Charles Surmonte, Engineer for the applicant, explained that the property is located on Wickapecko Drive, just north of the Milwin Farm development. There is a driveway on the subject property that services two other properties, one of which is vacant, and extends to Ivy Place to the east. The applicant is seeking to subdivide a three acre lot to the rear of the existing house.

Mr. Brodsky explained that a variance is needed for no frontage on a roadway. Other than that, the lot will comply with all other aspects of the R-1 zone.

Board Planner James Higgins read his report into the record. He noted that in addition to a variance for no frontage on a roadway, they will also need a variance from the Municipal Land Use Law for not abutting a street.

Mr. Higgins pointed out that they will also have to show that the access is adequate for emergency vehicles. In addition, there should be a condition that when someone builds on the lot they will have to comply with the tree ordinance.

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Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

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PRESENT: Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Estelle Klose
Thomas Means, Chair
Joanne Nadell

MEMBERS Fred Brody, Alternate I
ABSENT: Stephen Levy, Alternate II
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OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
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CARRIED TO February 22, 2010

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CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
320 Green Grove Road
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Zone R-3

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The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

The memorialization will take place on February 22, 2010.

NEW CASE

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

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Meeting Adjourned 8:38 P.M.

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CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
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OPPOSED: None
INELIGIBLE: None
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RESOLUTION MEMORIALIZATIONS

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OPPOSED: None

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Mr. Wilensky also noted that the Board needs to know what the setbacks will be for the new dwelling because the subdivision will be filed by deed and there will be no map to look at for the setbacks.

Mr. Brodsky explained that it is a big expense to do everything regarding this subdivision and it will ultimately have to be done. There is a possibility that there might never be a house built on the lot. He asked if all the requirements could be hinged on the sale of the lot. If it required that they are done now, it cannot be done.

Chairman Thomas Means felt that there is no problem with the subdivision itself, but there are a lot of issues that must be ironed out. Vice Chairman Warren Goode questioned why the applicant is subdividing the lot now if they are not going to sell it. They could find a buyer and then come in for the subdivision. Chairman Means agreed and told the applicant that they have come to the Board too early in the process.

Ms. Wilensky explained that minor subdivisions always had to be filed within 190 days of approval. Now there is a Permit Extension Act that would give them up two and a half years to file. If the Board gave them approval there would be time to market it. The Board could require that there be no signing of the subdivision deed until the bonds are posted. Under the Act they would have until July 2012 to file the subdivision.

Mr. Fitzgerald said that there were still a lot of items that would need to be addressed prior to the Board approving this subdivision. Ms. Wilensky noted that there is no way to know what the bonding estimates will be without an approved plan.

Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary

CAUCUS SESSION: 7:00 P.M. Council Chambers
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Planning Administrator Marianne Wilensky informed the Board that Member Joanne Nadell has resigned due to personal commitments. There is a resolution of appreciation for Ms. Nadell on the agenda this evening.

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

MEMBERS Anthony Andrisano
PRESENT: Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Estelle Klose
Thomas Means, Chair
Joanne Nadell

MEMBERS Fred Brody, Alternate I
ABSENT: Stephen Levy, Alternate II
George Sariosotis
John Verrilli

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
James Higgins, Board Planner
William Fitzgerald, Board Engineer
Marianne Wilensky, Planning Administrator
Margo Simpson, Planning Board Secretary
Recording Secretary

Chairman Thomas 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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 28, 2009.

MINUTES FOR APPROVAL December 14, 2009

A motion was made by Thomas Means and seconded by Warren Goode to **approve the minutes from the meeting of December 14, 2009.**

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli

RESOLUTION MEMORIALIZATIONS

Seaview Square, L.L.C. MOVED: Means SECOND: Goode
Block 141, Lots 1, 23 FAVOR: Andrisano, Gallelo, Garofalo, Goode, Klose,
Highway 35 & Route 66 Means
Wanamassa OPPOSED: None
Amended sign approval INELIGIBLE: None
ABSENT: Brody, Levy, Sariosotis, Verrilli,

CARRIED TO February 22, 2010

Seaview Square, LLC
Block 141, Lots 1, 23
Highway 35 and Route 66
Wanamassa
(Subdivision)

**Manolakis Prof. Plaza,
LLC**
Block 33.16, Lot 3
1915 Highway 35
Oakhurst

**Brian and Rosemarie
Patterson**
Block 1.02, Lot 60
5 Cindy Lane
Wayside

CARRIED CASE

John and Patricia Burke
Block 37, Lot 42
320 Green Grove Road
Wayside
Zone R-3

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

Attorney for the applicant: Edward C. Stokes, III, Esq.

The Board's information packet, containing the reports of the in-house and Board's Professionals, was marked as **evidence B-1**.

Charles Surmonte, Engineer for the applicant, explained the application while referring to the subdivision plan, dated July 3, 2009, which was marked as **evidence A-1**. The property has 300 feet of frontage on Green Grove Road and a depth of 520 feet. There is a house that sits in the rear of the property about 400 feet back. About 25 years ago, Mr. Burke subdivided the property to create two lots that front on Green Grove Road plus the lot in the rear where his house is located. The front lots have not been developed. Mr. Burke wants to create two new lots in the middle of the property. The driveway will remain in the center of all the lots. The properties that front on Green Grove Road will be accessed by the single driveway.

Board Planner James Higgins and Board Engineer William Fitzgerald read their reports into the record. Mr. Fitzgerald said that he had a technical meeting with the applicant's engineer to iron out some issues. He had no problem with the single driveway.

Edward Stokes, III, Esquire, representing the applicant, explained that they were conscious of the impervious surface draining this major subdivision. They have exceeded 11,000 square feet and that triggers the Stormwater Maintenance agreement with bonding and escrow. The applicant is asking for relief from the escrow.

Mr. Fitzgerald explained that the escrow is for what it takes to clean the system once a year. The Township typically wants one point of contact, but that does not preclude other people taking over the agreement as long as it is through one contact person.

Mr. Stokes presented the applicant and owner of the property, John Burke, who asked what the Maintenance Manual consists of.

Mr. Fitzgerald said that it is a Manual that describes what has to be done when the stormwater system has to be cleaned. There is also an easement that has to be filed. The State requirement is that stormwater management requires a one-year escrow.

Mr. Surmonte explained that the south east corner of proposed lot 42.01 is the lowest area. There is a large drywell there. The soil has a high permeability rate and is the area that will mitigate the two new lots. Everything will drain to the south west corner of the Burke's lot and will be piped into a recharge trench.

The driveway will be adequate for emergency vehicles because there is a large circle on the Burke's property in front of their house.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

FAVOR: Andrisano, Gallelo, Goode, Klose, Garofalo, Means
OPPOSED: None
INELIGIBLE: None
ABSENT: Brody, Levy, Sarios, Verrilli

The memorialization will take place on February 22, 2010.

NEW CASE

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

Rick Brodsky, Esquire, representing the applicant, explained that they want to subdivide the property located at 80 Wickapecko Drive into two lots. The existing house will remain on the front lot.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record. Planning Administrator Marianne Wilensky read the report from the Township of Ocean Sewerage Authority into the record. This report stated that the Authority recommends separate sewer connections rather than a shared lateral.

Mr. Brodsky noted that the subject property is a very large lot with an access driveway. It consists of twelve acres that the applicant is seeking to subdivide into two lots of nine acres and three acres. There is no contract purchaser at this time.

Charles Surmonte, Engineer for the applicant, explained that the property is located on Wickapecko Drive, just north of the Milwin Farm development. There is a driveway on the subject property that services two other properties, one of which is vacant, and extends to Ivy Place to the east. The applicant is seeking to subdivide a three acre lot to the rear of the existing house.

Mr. Brodsky explained that a variance is needed for no frontage on a roadway. Other than that, the lot will comply with all other aspects of the R-1 zone.

Board Planner James Higgins read his report into the record. He noted that in addition to a variance for no frontage on a roadway, they will also need a variance from the Municipal Land Use Law for not abutting a street.

Mr. Higgins pointed out that they will also have to show that the access is adequate for emergency vehicles. In addition, there should be a condition that when someone builds on the lot they will have to comply with the tree ordinance.

Board Engineer William Fitzgerald noted that the applicant has not provided engineering information because they wanted to get a feel from the Board before they spend a large amount of money on engineering plans. He noted that the long driveway is going to function as a public roadway and the geometry is substandard for a public thoroughfare. It is deteriorated in places and impossible to turn around. It is not known what the utility agreements will be or where the sewer main is.

Mr. Fitzgerald said that he had no problem with the concept of the subdivision, but there are many issues that need to be finalized. A soil log for the new lot is needed because percolation and water table information is necessary. The driveway could be improved with mountable curbs and the pavement should be 15' with occasional turn-arounds where it is widened to 20'. The driveway should be constructed of roadway type pavement.

Mr. Fitzgerald pointed out that there is no lighting on the driveway. He suggested carriage lights in the turn-arounds rather than pole lighting. The requirements of the Township of Ocean Sewerage Authority need to be met and a maintenance agreement needs to be filed.

Planning Administrator Marianne Wilensky read the Fire Marshall's comments into the record. He stated in his report that the existing fire hydrant is undersized. Mr. Fitzgerald noted that by law, a fire hydrant must be fed by a 6" water main and 1500 feet is a long way to go for a hydrant.

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Chairman Means carried this application to the meeting of March 22, 2010.

Meeting Adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary