

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

DISCUSSION: **Ordinance #2167**

Planning Administrator Marianne Wilensky explained that Ordinance #2167 is a result of the affordable housing litigation and allows the Township to collect monies into an Affordable Housing Trust Fund to construct affordable housing. It is very specific to the duties it can be used for and has routine language. It contains a residential part and a commercial part. The ordinance will have to be approved by COAH and by the Courts.

The Board unanimously recommended to Township Council the adoption of Ordinance #2167. They noted that the proposed ordinance is in conformance with the Master Plan.

DISCUSSION: **Seaview Square, LLC**  
Block 141, Lots 1, 23  
Minor Site Plan Subcommittee Review

Planning Administrator Marianne Wilensky explained that the applicant wants to construct a sidewalk and add plantings. Board Planner James Higgins said that the planting beds are already there, but they do not have plantings in them. The applicant will add the plantings.

The Minor Site Plan Subcommittee recommended approval of this application to the full Board.

DISCUSSION: **Robert Guido**  
Block 33.15, Lots 30, 32  
Minor Site Plan Subcommittee Review

Planning Administrator Marianne Wilensky explained that the applicant is moving his café into the Towne Shoppes. He wants to add a refrigerator box behind the building. Board Planner James Higgins noted that the box will be hidden by the dumpster enclosure.

The Minor Site Plan Subcommittee recommended approval of this application to the full Board.

DISCUSSION: **Minor Site Plan Review**

Planning Administrator Marianne Wilensky explained that the Township Manager met with the Planning Board Chair, Board of Adjustment Chair, Board Planner, Board Engineer, Township Attorney, Planning Board Attorney, Board of Adjustment Attorney and herself. They discussed ways to expedite the Minor Site Plan review process in order that smaller requests can be moved faster.

REGULAR MEETING: 7:31 P.M. Public Meeting Room  
Deal and Monmouth Roads  
Oakhurst

MEMBERS  
PRESENT: Anthony Andrisano  
Fred Brody, Alternate I  
Carlo Gallelo  
William Garofalo  
Warren Goode, Vice Chair  
Christopher Healy  
John Verrilli

MEMBERS  
ABSENT: Estelle Klose  
Stephen Levy, Alternate II  
George Sarios  
Thomas Means, Chair

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

**OTHERS ABSENT:** William Fitzgerald, Board Engineer

Vice Chairman Warren Goode 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 August 3, 2010.

**MINUTES FOR APPROVAL:** A motion was made by Warren Goode and seconded by William Garofalo to approve **the minutes from the meeting of January 24, 2010.**

In Favor: Andrisano, Brody, Gallelo Garofalo, Goode, Healy, Verrilli  
Opposed: None  
Ineligible: None  
Absent: Klose, Levy, Sarios, Means

### **RESOLUTION MEMORIALIZATIONS**

#### **Woodland Farm**

Block 60, Lots 3, 4  
60 Wickapecko Drive  
Wanamassa

#### **Conditional Use and Preliminary and Final Site Plan Approval**

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

#### **Seaview Square, LLC**

Block 141, Lots 1, 23  
Highway 35 and Route 66  
Wanamassa

#### **Amended Subdivision Approval**

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

#### **Brian and Rosemarie Patterson**

Block 1.02, Lot 60  
5 Cindy Lane  
Wayside

#### **Amended Site Plan Approval**

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

### **CONTINUED CASES**

#### **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

In the absence of Chairman Thomas Means, Vice Chair Warren Goode chaired this meeting.

Rick Brodsky, Esquire, representing the applicant, explained that this application has been carried monthly. He was supposed to re-notice for the hearing, but he failed to do so. He asked the Board to carry the application to the March meeting.

Planning Administrator Marianne Wilensky explained that at the January meeting, Board Chairman Thomas Means instructed her to inform the applicant that they must proceed at the February meeting or they would be dismissed without prejudice. She noted that when an application is placed on the agenda it takes a place that another active applicant might be able to have. When they carry at the last minute, there is no time for other applicant's to be scheduled.

Ms. Wilensky continued to explain that the application has switched from a minor subdivision to a major subdivision. Therefore, new notice is required.

Mr. Brodsky said that the applicant made a substantial revision dated October 10, 2010. The Board Engineer determined that the application would now be categorized as a major subdivision. Since he did not notice, he requested to carry one more month.

Vice Chair Warren Goode noted that Chairman Thomas Means was insistent that the application continue in February. It was last heard over a year ago. Mr. Goode referred the decision to the Board and they decided that it could be carried one more month to the meeting of March 28, 2011.

### **CARRIED CASES**

**Ocean 733 Associates, LLC**  
Block 140, Lots 105, 106, 107  
733 Highway 35  
Colonial Terrace  
Zone C-3

This is an application for minor site plan approval with a variance in order to erect a free-standing sign.

Attorney for the applicant: Rick Brodsky, Esquire

In the absence of Chairman Thomas Means, Vice Chair Warren Goode chaired this meeting. The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record.

Board Planner James Higgins explained that the Board has previously approved a site plan for this applicant to convert a medical office building to general office use. They did not request a variance for a sign at that time. This application is for a free-standing sign of 20 square feet that will be 8'7" high by 6'6" wide. It is referred to on the application as a monument sign, but it is a free-standing sign.

Rick Brodsky, Esquire, representing the applicant, explained that the sign is the same sign that was shown to the Board at the hearing for the original application when they did not request a sign variance.

The design of the sign is in keeping with the design of the building. The sign meets the required setback of a sign. It will be setback 19' where 15' is required. However, since the principal structure does not meet the setback requirements, a variance for the sign is required. It will not be within the sight triangle.

Mr. Brodsky presented Tara Fiori, who has been employed by the applicant for over ten years. The sign plan was marked into **evidence A-1** and a smaller version of the plan was marked as **evidence A-2**. Ms. Fiori noted that there was a sign shown on the original plan that has been removed and replaced with windows because it was not permitted.

Ms. Fiori explained that the proposed sign will be wood with the plaque portion carved out. There will be two supporting members covered with AZAK and painted to match the building. The sign will be ground-lit, not back-lit.

Board Planner James Higgins felt that there should be condition of approval that the lights do not interfere with evening traffic on the Highway.

A motion to close the public hearing was made by Carlo Gallelo and seconded by Anthony Andrisano.

In Favor: Andrisano, Brody, Gallelo Garofalo, Goode, Healy, Verrilli  
Opposed: None

A motion of approval was made by Fred Brody and seconded by William Garofalo.

In Favor: Andrisano, Brody, Gallelo Garofalo, Goode, Healy, Verrilli  
Opposed: None  
Ineligible: None  
Absent: Klose, Levy, Sarios, Means

Memorialization will take place on March 28, 2011.

**Seaview Orthopaedics**

Block 182, Lots 81, 82, 83  
1200 Eagle Avenue  
Wanamassa  
Zone O-1/20

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

This application for Minor Site Plan Subcommittee review was not yet ready to proceed.

**NEW CASES**

**Seaview Square, LLC**

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

This is an application for minor site plan approval in order to construct a sidewalk and install landscaping.

The Minor Site Plan Subcommittee unanimously recommended approval of this application to the full Board. A motion of approval was made by Warren Goode and seconded by Anthony Andrisano.

In Favor: Andrisano, Brody, Gallelo Garofalo, Goode, Healy, Verrilli  
Opposed: None  
Ineligible: None  
Absent: Klose, Levy, Sarios, Means

Memorialization took place in the same vote.

**Robert Guido**

Block 33.15, Lots 30, 32  
2005 Highway 35  
Oakhurst  
Zone C-3

This is an application for minor site plan approval in order to install a walk-in cooler.

The Minor Site Plan Subcommittee unanimously recommended approval of this application to the full Board. A motion of approval was made by Warren Goode and seconded by Anthony Andrisano.

In Favor: Andrisano, Brody, Gallelo Garofalo, Goode, Healy, Verrilli  
Opposed: None  
Ineligible: None  
Absent: Klose, Levy, Sarios, Means

Memorialization took place in the same vote.

Meeting Adjourned 8:00 P.M.

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Margo Simpson  
Board Secretary  
Recording Secretary