

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

DISCUSSION: **Capital Budget Presentation: Andrew Brannen, Township Manager**

Township Manager Andrew Brannen referred to the 2011 Capital Budget that had previously been sent to the Board Members for review. He outlined some of the projects requesting funding as follows:

- Public Works:
 - A GPS system for trucks for use during storm events.
 - A new automated trash collection truck which will bring the total count to four trucks in the fleet.
 - A new Town Hall directory sign to reduce public confusion when visiting the building.
 - New fencing for Wanamassa Ball Field.
- MIS Equipment: A standard upgrading for Township IT equipment, primarily consisting of servers.
- Police Department Improvements: Two SUVs to be added to the fleet. Three or four cars are bought each year.
- Recreation Improvements: The Wayside Tennis Courts will be redone and the community pool will be resurfaced.

Planning Administrator Marianne Wilensky will notify the Monmouth County Planning Board that the Planning Board has reviewed and accepted the 2011 Capital Budget.

DISCUSSION: **Ordinance #2175**

Planning Administrator Marianne Wilensky explained that Ordinance #2175 refers to the placement of equipment on roofs. Equipment, such as HVAC, must be screened from view to make it more attractive. This requirement can cause a problem with roof mounted solar panels. If they are screened from view, they are also screened from the sun. The State of New Jersey says that solar panels are a beneficial use. In order to conform to the new ordinance, property owners must demonstrate to the Director of Community Development that the placement of panels without screening is necessary for the solar panels to work properly.

The Board unanimously recommended to Township Council the adoption of Ordinance #2175. They noted that the proposed ordinance is in conformance with the Master Plan.

DISCUSSION: Minor Site Plan Subcommittee Application
G.S. Realty Corp.
Block 22, Lot 108.03

Planning Administrator Marianne Wilensky explained that the applicant wishes to erect a temporary subdivision sale sign. The applicant must remove the sign within seven days of closing the contract and the colors must be clearly defined.

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

DISCUSSION: Minor Site Plan Subcommittee Application
Congregation Magen David
Block 25, Lot 33

Planning Administrator Marianne Wilensky explained that a fire in the youth center caused a significant amount of damage to the inside of the building. The applicant wishes to rebuild the inside as well as make improvements to the exterior. The Board Engineer Bill Fitzgerald and the Board Planner James Higgins approve of the proposed changes and see it as a big improvement to the building. Mr. Fitzgerald requested repairs to the curbs

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

CLOSED SESSION: The Planning Board moved into closed session.

RESOLUTION

WHEREAS, the Planning Board of the Township of Ocean, pursuant to the Open Public Meetings Act of 1975, intends to exclude the public from a portion of this meeting for the purpose of discussing litigation;

WHEREAS, during this closed session appropriate minutes will be maintained, and

WHEREAS, no formal action will be taken by the Planning Board during this closed session,

NOW, THEREFORE, BE IT RESOLVED that pursuant to the exceptions contained in the Open Public Meetings Act of 1975, the Planning Board will now go into closed session for the purpose of discussing litigation.

BE IT FURTHER RESOLVED that the appropriate minutes shall be taken and at such time as the confidentiality of these minutes is no longer necessary they will be released to the public.

BE IT FURTHER RESOLVED that no formal action will be taken by the Planning Board during this closed session.

Motion to enter into closed session was unanimously agreed upon.

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

MEMBERS PRESENT: Anthony Andrisano
Fred Brody
Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Christopher Healy
Estelle Klose
Thomas Means, Chair
Ray Menell, Alternate II
John Verrilli

MEMBERS ABSENT: Stephen Levy, Alternate I

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
Marianne Wilensky, Planning Administrator
Rachel Goncharko, 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 August 15, 2011.

REORGANIZATION

Vice Chairman Warren Goode nominated **Thomas Means as Chairman** from July 1, 2011, through June 30, 2012. Nomination was seconded by Anthony Andrisano. There were no other nominations.

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

Thomas Means nominated **Warren Goode as Vice Chairman** from July 1, 2011, through June 30, 2012. Nomination was seconded by Christopher Healy. There were no other nominations.

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

Thomas Means moved to recommend adoption of the following **meeting dates** for the period **running from July 1, 2011, through June 30, 2012:**

<u>Regular</u>	<u>Workshop</u>
July 22, 2011	
August 22, 2011	
September 26, 2011	
October 24, 2011	
November 28, 2011	
December 12, 2011	
January 23, 2012	
February 27, 2012	February 13, 2012
March 26, 2012	March 12, 2012
April 23, 2012	
May 14, 2012	
June 25, 2012	June 11, 2012

Motion was seconded by Warren Goode.

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

A motion to appoint **Sanford D. Brown, Esquire, as Planning Board Attorney** for the period running July 1, 2011, through June 30, 2012, was made by Thomas Means and seconded by Warren Goode.

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

A motion to appoint **James Higgins as Board of Planning Board Planner** for the period running July 1, 2011, through June 30, 2012, was made by Thomas Means and seconded by Fred Brody.

In Favor: Andrisano, Brody, Gallelo, Garofalo, Healy, Klose, Verilli, Means
Opposed: None
Abstained: Goode
Ineligible: Menell
Absent: Levy

A motion to appoint **William Fitzgerald as Board of Planning Board Engineer** for the period running July 1, 2011, through June 30, 2012, was made by Thomas Means and seconded by Warren Goode.

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

A motion to appoint **Rachel Goncharko as Planning Board Secretary** for the period running July 1, 2011, through June 30, 2012, was made by Thomas Means seconded by William Garofalo.

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

Board Attorney Sanford Brown, Esquire, swore in re-appointed Board of Adjustment Members Carlo Gallelo, William Garofalo and Fred Brody.

RESOLUTION OF RECOGNITION

Chairman Thomas Means read a resolution thanking former Board Secretary Margo Simpson for her years of service to the Planning Board. A motion of approval was made by Chairman Means and seconded by Warren Goode.

In Favor: Andrisano, Brody, Gallelo, Garofalo, Goode, Healy, Klose, Menell, Verilli, Means
Opposed: None
Absent: Levy

APPROVAL OF MINUTES:

A motion to approve the **minutes from the Joint Workshop meeting of June 8, 2011**, was made by Thomas Means and seconded by Estelle Klose.

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

A motion to approve the **minutes from the Regular meeting of June 8, 2011**, was made by Thomas Means and seconded by Christopher Healy.

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

A motion to approve the **minutes from the meeting of June 27, 2011**, was made by Thomas Means and seconded by Warren Goode.

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

RESOLUTION MEMORIALIZATIONS

Ocean 35 Developers, LLC
Ocean 733 Associates, LLC
Block 140, Lots 105, 106, 107, 109
731 and 733 Highway 35
Colonial Terrace
Zone C-3
Minor Site Plan and Bulk Variance Approvals

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

Smart Access, LLC
Block 33.94, Lots 5, 6
1705-1709 Highway 35
Oakhurst
Zone C-3
Site Plan and Variance Approval

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

CASES CARRIED TO SEPTEMBER 26, 2011

Martelli at Wayside, LLC
Block 37.16, Lots 33, 33.01, 34, 35, 36, 46, 47
Bowne Road and Deal Road
Wayside

Pitti Bimi
Block 22, Lot 81
264 Norwood Avenue
Oakhurst

Eagle Advanced Holdings, LLC
Block 182, Lots 79, 80
1100 Eagle Avenue
Ocean

3413 Rose Avenue, LLC
Block 182, Lot 4
3413 Rose Avenue
Ocean

Seaview Square, LLC by Rent Receiver Grubb & Ellis Management (Signs)
Block 141, Lots 1 & 23
Routes 35 & 66
Ocean

Seaview Square, LLC by Rent Receiver Grubb & Ellis Management (Landscaping)
Block 141, Lots 1 & 23
Routes 35 & 66
Ocean

NEW CASES

G.S. Realty Corp.
Block 22, Lot 108.03
308 Grant Avenue
Deal Park
Zone R-2

This is an application for minor site plan subcommittee approval in order to erect a temporary subdivision sign.

The Minor Site Plan Subcommittee unanimously recommended approval of this application to the full Board subject to the comments made by the Board Engineer, Mr. Fitzgerald. Planning Administrator Marianne Wilensky said that Mr. Fitzgerald is concerned with the color and graphics of the sign, how the sign will be supported and anchored, the exact placement of the sign, the landscaping of the area surrounding the sign and when it will be removed.

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

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

Congregation Magen David

Block 25, Lot 33
395 Deal Road
Oakhurst
Zone R-2

This is an application for minor site plan subcommittee approval to make façade and site changes associated with a fire-damaged building.

The Minor Site Plan Subcommittee unanimously recommended approval of this application to the full Board subject to comments from the Board Planner, James Higgins, and the Board Engineer, Bill Fitzgerald. Planning Administrator Marianne Wilensky said that they would like the plan to be amended with construction details for some of the improvements being made.

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

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

Meeting Adjourned 7:50 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary