

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

DISCUSSION:        Ordinance #2177b

Planning Administrator Marianne Wilensky presented Ordinance #2177b that was introduced at the last Township Council meeting. The ordinance addresses changes to administrative fee schedules and if approved, will become effective December 25, 2011. Ms. Wilensky outlined the changes to fees that relate to Planning Administration. She explained that there will now be a \$150.00 fee for administrative approvals and there will be a required review inspection for grading of tennis courts. Ms. Wilensky said that the proposed fee changes are consistent with the Township of Ocean Master Plan and the Land Development Ordinance. The Board unanimously recommended the adoption of Ordinance #2177b to the Township Council, noting that it was in conformance with the Master Plan.

A motion to recommend the adoption of Ordinance #2177b, was made by Thomas Means and seconded by Stephen Levy.

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

DISCUSSION:        Minor Site Plan Subcommittee Application  
**C&C Realty Holdings, LLC**  
Block 25.33, Lot 2

The Minor Site Plan Subcommittee was made up of Board members Thomas Means, Warren Goode and Estelle Klose to review this application. Planning Administrator Marianne Wilensky explained that the applicant would like to renovate the interior and exterior of the existing office building to improve its appearance. She outlined the comments that Board Planner James Higgins, P.P. made in his report. Mr. Higgins said that the fence is dilapidated and should be replaced. He recommended a 6' tall fence along the property line with shrubs. The existing vegetation is overgrown and should be replaced subject to Mr. Higgin's approval. The paving should be reviewed by the Township Engineer.

The Minor Site Plan Subcommittee unanimously recommended this application for approval.

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

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

OTHERS PRESENT:	Sanford Brown, Esquire,	Board Attorney
	James Higgins, P.P.,	Board Planner
	William Fitzgerald, P.E.,	Board Engineer
	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 and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk on November 21, 2011.

**CASES CARRIED to December 12, 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

**236 Monmouth Road Associates, LLC**

Block 25.33, Lot 1  
236 Monmouth Road  
Oakhurst

**PUBLIC HEARING CARRIED to December 12, 2011**

Master Plan Re-Examination for adoption of the "Ocean Township Bicycle and Pedestrian Network Plan" dated December 2010.

**RESOLUTION MEMORIALIZATION CARRIED to December 12, 2011**

**3413 Rose Avenue, LLC**

Block 182, Lot 4  
3413 Rose Avenue  
Ocean

**Preliminary and Final Site Plan Approval  
Variance Approvals**

**RESOLUTION MEMORIALIZATIONS**

**Eagle Advanced Holdings, LLC**

Block 182, Lots 79, 80  
1100 Eagle Avenue  
Ocean

**Preliminary and Final Site Plan  
Bulk Variance**

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

**Township of Ocean**

Block 142, Lot 38.02  
3603 Sunset Avenue  
Ocean

**Conditional Use  
Preliminary and Final Site Plan  
Bulk Variance**

MOVED: Means      SECOND: Goode  
FAVOR: Brody, Goode, Healy, Klose, Levy,  
Verrilli, Means  
OPPOSED: None  
INELIGIBLE: Gallello, Garofalo (Disqualified)  
Menell  
ABSENT: Andrisano

**CONTINUED CASE**

**Seaview Square, LLC by  
Rent Receiver Grubb & Ellis  
Management**

Block 141, Lots 1 & 23  
Route 35 & 66  
Ocean  
Zone C-4

This is an application for amended site plan approval in order to change conditions of a previous approval in regard to signage and to change some traffic controls.

Attorney for the applicant: Peter S. Falvo, Jr., Esquire

Board Attorney Sanford Brown, Esquire addressed the ring road easement issue that was brought up at the last hearing on October 24, 2011. Attorney for the applicant, Peter

S. Falvo, Jr., Esquire said that he sent Planning Administrator Marianne Wilensky on October 28, 2011 some documents describing the easements for the shopping center. The cover letter indicated that additional items would follow. To date they had not been received. Mr. Brown said that the documents do not directly relate to the ring road and do not grant anything to the Township. Ms. Wilensky said that Mr. Falvo must submit documents by Friday December 2, 2011 so that the issue can be resolved at the next meeting on December 12, 2011.

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-2**. The reports of the Board Engineer and the Board Planner were summarized into the record.

The previously submitted plans entitled Signing and Striping Modification Plan dated January 4, 2011 and revised through November 15, 2011 were marked into **evidence A-3**.

Board Engineer William Fitzgerald, P.E. explained the changes to turning lanes that would make it safer. Mr. Falvo said that the applicant can incorporate the changes that the Board is requesting but they would be subject to Department of Transportation approval.

Chairman Means asked Mr. Brown to prepare a resolution subject to the requested documents being produced. Ms. Wilensky said that she will set up a meeting prior to the next Planning Board meeting.

Chairman Means carried the application to the next meeting on December 12, 2011.

### **NEW CASE**

#### **C&C Realty Holdings, LLC**

Block 25.33, Lot 2  
226 Monmouth Road  
Oakhurst  
Zone O-1/ 40

This is an application for Minor Site Plan Subcommittee approval in order to rehabilitate a site for continuing medical use.

Planning Administrator Marianne Wilensky outlined the comments of Board Planner James Higgins, P.P. and the Board approved the application with the conditions that revised plans must be submitted and the pavement must be replaced subject to the Township Engineer's approval. The Minor Site Plan Subcommittee unanimously recommended approval of this application to the full Board.

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

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

Meeting Adjourned at 8:06 P.M.

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Rachel Goncharko  
Board Secretary  
Recording Secretary