

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

DISCUSSION:

2013 Capital Improvement Plan

Township Manager, Andrew Brannen, presented the 2013 Budget for the Township of Ocean. He noted line items for public works, the police department and improvements for recreation areas such as the tennis courts and public pool. Planning Administrator Marianne Wilensky said that she will notify the Monmouth County Planning Board of this presentation of the budget to the Board.

Ordinance #2206

Planning Administrator Marianne Wilensky presented Ordinance #2206 which has been introduced by the Township Council to amend Section 21-40 O-1/20 Office/Limited Service Zone. She said that the surrounding area has changed over the last 10 – 15 years with the construction of Nobility Crest and Cedar Village. The Ordinance has been amended to include additional uses that are permitted which would be useful for the members of those nearby communities. The Board considered whether the ordinance was consistent with the master plan, and decided to post-pone the vote until the next meeting in order to visit the subject area.

DISCUSSION: Minor Site Plan Subcommittee Applications

**Selma, LLC
Block 34 Lot 14**

The Minor Site Plan Subcommittee did not unanimously recommend this application to amend the previously approved architectural plans. The applicant must go before the full Board.

**Bank of America
Block 187 Lot 5**

Planning Administrator Marianne Wilensky explained that the Subcommittee members had previously reviewed this application for last month's hearing. The application is to add an ATM machine to an existing drive-thru lane. The Subcommittee unanimously recommended this application for approval.

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

MEMBERS
PRESENT: Fred Brody
 Carlo Gallelo
 William Garofalo
 Warren Goode, V Chair
 Estelle Klose
 Stephen Levy, Alt I
 John Verrilli
 Thomas Means, Chair

MEMBERS
ABSENT: Anthony Andrisano
 Ray Menell, Alt II

A motion to appoint **James Higgins, P.P. as Planning Board Planner** for the period running July 1, 2013, through June 30, 2014, was made by Thomas Means and seconded by Fred Brody.

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

A motion to appoint **Rachel Goncharko as Planning Board Secretary** for the period running July 1, 2013, through June 30, 2014, was made by Thomas Means seconded by Warren Goode.

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

Board Attorney Sanford Brown, Esquire had Board professionals Marianne Wilensky, P.P., and James Higgins, P.P. read an Oath of Allegiance and swore them in as Board Professionals for the upcoming year.

MINUTES FOR APPROVAL

A motion was made by Warren Goode and seconded by Stephen Levy to approve the minutes from the meeting of **March 11, 2013**.

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

A motion was made by Thomas Means and seconded by Warren Goode to approve the minutes from the meeting of **April 22, 2013**.

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

A motion was made by Thomas Means and seconded by Warren Goode to approve the minutes from the meeting of **May 13, 2013**.

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

RESOLUTION MEMORIALIZATIONS

Eliot and Lori Tawil

Block 11 Lots 12.01, 15.01
150 Norwood Avenue
204 Maplewood Avenue
Oakhurst

Minor Subdivision with Variances

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

CASE CARRIED to August 26, 2013

Seaview Acquisition, LLC

Block 141 Lots 1, 23
2301 Route 66
Ocean

NEW CASES

Selma, LLC

Block 34 Lot 14
1710 Highway 35
Oakhurst
Zone C-2

This is an application for amended site plan approval for changes to previously approved architectural plans.

Attorney for the applicant: Rick Brodsky, Esquire

The Board's information packet was marked B-1. Board Planner James Higgins, P.P. read his report.

Attorney for the applicant, Rick Brodsky, Esquire explained that they are back before the Board for slight revisions to previously approved architectural plans.

Joe Molinari, of Watt Architects, was the project architect under James Watt who prepared the plans. Mr. Molinari is not currently licensed, but is in the process of becoming licensed. The Board accepted his credentials in the absence of Mr. Watt.

Color renderings of the architectural plans were marked into evidence A-1. Mr. Molinari said that they have revised the plans to have a stucco wall with a 3' stone base on the front façade to soften the look. Mr. Higgins suggested that a 4' tall stone base would provide more of a visual impact and would be more noticeable from the highway. Mr. Molinari agreed.

Sheet A1.02 of the architectural plans shows the proposed north elevation where canopy awnings have been added. Mr. Molinari said that they will change the stone base to 4' on this elevation as well. Sheet A1.03 of the plans shows the proposed southern elevation. Mr. Higgins suggested adding a glass or false window to break up the look of the wall. Mr. Molinari said that a window with an awning can be added. Mr. Higgins said that a plan should be submitted to show that. Board Attorney Sanford Brown, Esquire said that the approvals will be subject to Mr. Higgins' approval.

Planning Administrator Marianne Wilensky referred to the awnings and said that the new sign ordinance permits lettering and signage on awnings. She asked about the signage and logos for the individual tenants and the Board discussed the options for signage. The applicant will return to the full Board with a sign package for the awnings.

A motion to close the public hearing was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Brody, Gallelo, Garofalo, Goode, Klose, Levy, Verrilli, Means
Opposed: None

A motion of approval was made by Warren Goode and seconded by Henry Schepiga.

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

Bank of America

Block 187 Lot 5
1100 Highway 35
Ocean
Zone C-3

This is an application for minor site plan subcommittee
in order to change the drive through/ATM area.

The Minor Site Plan Subcommittee unanimously recommended this application for approval by the full Board.

A motion of approval and memorialization was made by Thomas Means and seconded by Stephen Levy.

In Favor: Brody, Gallelo, Garofalo, Goode, Klose, Levy, Verrilli, Means

Opposed: None

Ineligible: None

Absent: Andrisano, Menll

Meeting adjourned at 8:45 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary