

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

**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 Ch  
Estelle Klose  
Stephen Levy  
John Verrilli

MEMBERS

ABSENT: Anthony Andrisano  
Joseph DiBenedetto, Alt II  
Ray Menell, Alt I  
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 Montemarano, Planning Board Secretary  
Recording Secretary

Vice Chairman 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 and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk on August 1, 2014.

**CASE CARRIED to April 27, 2015**

**Cardinale & Ocean Crossing Associates, LLC**

Block 34 Lots 3.03, 5  
1602 Highway 35  
Ocean

**RESOLUTION MEMORIALIZATION**

**Smart Access**

Block 33.34 Lots 5, 6  
1709 Highway 35  
Ocean  
Minor Site Plan Approval

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

**CONTINUED CASE**

**Italian American Association of  
the Township of Ocean**

Block 189 Lots 6, 9  
1110 Highway 35  
Ocean  
Zone C-3

This is an application for preliminary and final site plan approval with variances.

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

The Board's information packet was marked B-2. Board Planner James Higgins noted two outstanding issues indicated in his report. He said that the Board may want to see an architectural rendering of the north side of the building. The second issue is regarding the tree location and preservation plan. Mr. Higgins said that the Board should

decide if the Leyland Cyprus is acceptable and if they are going to grant any relief towards the \$21,350 donation obligation.

Board Engineer William Fitzgerald summarized his report, noting that there are mostly technical issues that can be resolved with the applicant's engineer at a technical review meeting. Mr. Fitzgerald said that he has no issue with the lighting along the property line as they are adding 4 more light poles. He said that the lighting ordinance requires at least 50% of the lights to be shut off after hours, but it would be onerous to re-wire the existing poles. He suggested that it would be easier and less expensive for the applicant to only wire the new poles to shut off.

Mr. Higgins suggested that the Board could let the applicant go back to the ordinance requirement of 15 trees per acre rather than require the excessive obligation. He said that after the calculation, the obligation would be \$7,800.00.

The attorney for the applicant, Peter S. Falvo, Jr., Esquire said that they are already over budget and asked that the tree contribution be waived entirely. He asked the Board to consider what the organization does for the community and said that taking money out for the contribution would mean less money available for things like scholarships. He also said that they are putting in additional landscaping and feel that the spirit of the ordinance has been complied with.

Mr. Falvo said that they have not hired an architect yet and cannot submit an architectural rendering as suggested by Mr. Higgins. He said that they made the front of the building attractive and will carry that through. He said that they can agree to turn off the new light poles after hours and that the applicant's engineer will work with Mr. Fitzgerald on the technical drainage issues.

The site plan set consisting of 7 sheets revised through March 9, 2015 was marked into evidence A-3.

Mr. Higgins said that they will have to submit architectural plans with the permit applications for the change of the north façade. James Camoosa, the President of the Italian American Association of the Township of Ocean, said that they are finishing off the building with a new coat of paint and replacing two doors that are rotting. Planning Administrator, Marianne Wilensky, said that there is a provision in the ordinance that allows her to approve façade changes to commercial buildings including re-siding, as long as it matches on all four sides of the building. Mr. Camoosa said that the north side will match all the other sides.

Mr. Higgins said that Leyland Cyprus trees will be attractive. Mr. Fitzgerald said that they sustain less damage from snow and Mr. Higgins agreed. Vice Chairman Goode said that he has no issue waiving the tree requirements. There were no objections from the Board members.

A motion to close the public hearing was made by Fred Brody and seconded by William Garofalo.

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

Board Attorney Sanford Brown, Esquire read through a positive resolution that he prepared, noting that due to the applicant's philanthropic contributions to the community, the Board has waived the donation to the Shade Tree fund.

A motion of approval and memorialization was made by Warren Goode and seconded by William Garofalo.

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

Meeting adjourned at 7:52 P.M.

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Rachel Montemarano  
Board Secretary  
Recording Secretary