

**CAUCUS SESSION:**        7:15 P.M.        Public Meeting Room  
Deal and Monmouth Roads  
Oakhurst

**DISCUSSION:**        **Minor Site Plan Subcommittee Application**

**Lu and Zheng, LLC**  
**Block 1.02 Lot 37**

Planning Administrator Marianne Wilensky advised the Board that the application would not be proceeding tonight as they may require a variance.

**DISCUSSION:**        **Ordinance #2249**

Ms. Wilensky explained the proposed ordinance, which includes two parts. The first part removes affordable apartment flats from the conditional use section of the Land Development Ordinance and moves it to be included as permitted. The ordinance includes standards for affordable apartment flats. Ms. Wilensky described a particular property on Cindy Lane where this will be applied for 100% affordable housing for families.

The second part of the ordinance adds a wellness center as a permitted use in the O-1/40 zone. A parking ratio of 1 space per 150 sq ft., which is the same as medical uses, would be permitted. Ms. Wilensky described a business at 1300 Highway 35 that runs a wellness center. They want to have group sessions that will be limited to 10 people who must also be working with a licensed social worker or therapist. There will not be monthly memberships. There will be one class at a time and 15 minutes between each session.

Robert Acerra asked questions regarding the Affordable Apartment Flats standards. Ms. Wilensky explained that the language was reviewed and approved by the Township's affordable housing planner.

The Board unanimously agreed that though the proposed ordinance is not in conformance with the Master Plan, it is consistent with the intent and purpose of the Master Plan.

**REGULAR MEETING:**        7:45 P.M.        Public Meeting Room  
Deal and Monmouth Roads  
Oakhurst

**MEMBERS**

**PRESENT:**        Robert Acerra  
Fred Brody  
Joseph DiBenedetto, Alt I  
Warren Goode, V Ch  
Brian Lefferson  
Stephen Levy  
Thomas Means, Chair

**MEMBERS**

**ABSENT:**        Anthony Andrisano  
John Duthie, Alt II  
Estelle Klose  
John Verrilli

**OTHERS PRESENT:**        Sanford Brown, Esquire,  
Marianne Wilensky, P.P.,  
Rachel Montemarano,  
Board Attorney  
Planning Administrator  
Planning Board Secretary  
Recording Secretary

Chairman 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 July 28, 2015.

**CASES CARRIED to October 26, 2015**

**4N Investors**

Block 209 Lot 15  
1119 Highway 35 North  
Ocean

**Manasquan Savings Bank**

Block 209 Lot 14  
1115 Highway 35  
Ocean

**RESOLUTION MEMORIALIZATION**

**Township of Ocean**

Block 25 Lots 1, 2  
301 and 399 Monmouth Road  
Oakhurst

MOVED: Means      SECOND: DiBenedetto  
FAVOR: Brody, DiBenedetto, Means  
OPPOSED: None  
INELIGIBLE: Acerra, Goode, Lefferson, Levy  
ABSENT: Andrisano, Duthie, Klose, Verrilli

Meeting adjourned at 7:50 P.M.

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Rachel Montemarano  
Board Secretary  
Recording Secretary