

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

MEMBERS
PRESENT: Robert Acerra
Fred Brody
Joseph DiBenedetto, Alt I
John Duthie, Alt II
Brian Lefferson
Stephen Levy
John Verrilli
Thomas Means, Chair

MEMBERS
ABSENT: Anthony Andrisano
Warren Goode, V Ch
Estelle Klose

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.

CASE CARRIED to January 25, 2016

4N Investors (Dean's Market)

Block 209 Lot 15
1119 Highway 35 North
Ocean

MINUTES FOR APPROVAL

A motion was made by Thomas Means and seconded by Stephen Levy to approve the minutes from the meeting of **November 23, 2015**.

In Favor: Acerra, Brody, Duthie, Lefferson, Levy, Verrilli, Means
Opposed: None
Ineligible: DiBenedetto
Absent: Andrisano, Goode, Klose

DISCUSSION: Ordinance #2251

Planning Administrator Marianne Wilensky explained that the proposed ordinance is specific to a property consisting of 3 lots on Cindy Lane where multi-family housing is proposed in order to address COAH/Mt. Laurel decisions. Ms. Wilensky explained that the property is currently in the AR-3/PRD zone, which allows for affordable housing but not the same density. The proposed zoning will not exceed 72 units. The property is included in the Fair Share and Housing Plan which was adopted by the Planning Board on June 27, 2011. The plan recommends 12 units per acre for this property, while what is proposed is slightly higher at 12.35 units per acre. There will be two- and three-story buildings, with the three-story buildings located further away from the property line. Access will be from Cindy Lane.

Brian Lefferson asked about approvals on the piece of property owned by the Township that was the subject of Ordinance #2249. Ms. Wilensky explained that no site

plan approvals have been obtained for that property, but that the ordinance allows a maximum of 48 units that are all subsidized housing.

With no further questions, Chairman Means made a motion to recommend to Council that the proposed ordinance is in conformance with the master plan as the property is already included in the Fair Share and Housing Plan as previously adopted by the Planning Board. The motion was seconded by Fred Brody.

In Favor: Acerra, Brody, DiBenedetto, Duthie, Lefferson, Levy, Verrilli, Means
Opposed: None
Ineligible: None
Absent: Andrisano, Goode, Klose

Meeting adjourned at 7:42 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary