

CAUCUS SESSION: 7:15 P.M. Municipal Building First Floor Conference Room
Deal and Monmouth Roads
Oakhurst

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

MEMBERS Tracy Berkowitz, Alt. I
PRESENT: Mario Delano, Alt. III
Warren Goode, Chair
Russell Malta
David Messer
Henry Schepiga, Vice Chair

MEMBERS Jane Grabelle
ABSENT: Leon Pflaster, Alt. II
Richard Van Wagner

OTHERS PRESENT Mark A. Steinberg, Zoning Board Attorney
Marianne Wilensky, Planning Administrator
William Fitzgerald, Board Engineer
James Higgins, Board Planner
Margo Simpson, Board Secretary
Recording Secretary

Chairman Warren Goode announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice was sent to the Asbury Park Press, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on June 14, 2011.

MINUTES FOR APPROVAL A motion was made by Henry Schepiga and seconded by Tracey Berkowitz to approve the **minutes from the meeting of June 2, 2011.**

In Favor: Berkowitz, Delano, Lefferson, Malta, Messer, Schepiga, Goode
Opposed: None
Ineligible: None
Absent: Grabelle, Pflaster, Van Wagner

RESOLUTION MEMORIALIZATIONS

Pamela Larsen

Block 121, Lot 2
2 Wanamassa Point Road
Wanamassa

Bulk Variance Approval

MOVED: Schepiga SECOND: Messer
FAVOR: Berkowitz, Delano, Goode, Lefferson, Malta,
Messer, Schepiga
OPPOSED: None
INELIGIBLE: None
ABSENT: Grabelle, Pflaster, Van Wagner

David and Barbara Saint John

Block 25, Lot 110
239 Delaware Avenue
Oakhurst

Bulk Variance Approval

MOVED: Schepiga SECOND: Messer
FAVOR: Berkowitz, Delano, Goode, Lefferson, Malta,
Messer, Schepiga
OPPOSED: None
INELIGIBLE: None
ABSENT: Grabelle, Pflaster, Van Wagner

Christopher and Abigail Healy

Block 25.28, Lot 10
235 Highwood Road
Oakhurst

Bulk Variance Approval

MOVED: Schepiga SECOND: Messer
FAVOR: Berkowitz, Delano, Goode, Lefferson, Malta,
Messer, Schepiga
OPPOSED: None
INELIGIBLE: None
ABSENT: Grabelle, Pflaster, Van Wagner

CONTINUED CASE

RSC Realties

Block 3, Lots 5, 6
2127 Highway 35
Oakhurst
Zone C-2

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

Attorney for the applicant: Gerald N. Sonnenblick, Esquire

Gerald Sonnenblick, Esquire, representing the applicants, presented James Kennedy, Engineer and Planner for the application, who explained that tree removal had previously taken place on the subject site. The applicant is asking for a waiver from tree replacement. There were trees that bordered the Gold Coast site to the south. There were 29 white pines that over-grew the area and over-grew the driveway. The ice storms of the past decimated a lot of the trees and the 29 trees on the property line were removed.

There were an additional 22 evergreen trees between lots 5 and 6 that were the same age that had overgrown the space that they were in and were also damaged and could not be preserved. A total of 12 deciduous and 65 evergreen trees were removed from the site. The Gold Coast property has a white vinyl fence on their property line. It could not be there if there are trees in that area.

Mr. Kennedy noted that there is no need to buffer an automobile use from an automobile use.

Vice Chairman Henry Schepiga asked how much of a donation to the Shade Tree Fund would be required for the removal of the trees. Board Planner James Higgins said that they have replaced 19 trees and the donation would be \$20,650.00. Mr. Schepiga felt that the donation amount should be reduced. After some discussion it was agreed that the applicant would pay \$4,000.00 to the Shade Tree Fund.

Board Attorney Mark Steinberg, Esquire, noted that a variance is needed for the location of the sign in relation to the entrance and for a side yard setback for the solar panel along the north property line. A conditional use variance with bulk variances is also necessary.

A motion to close the public hearing was made by Henry Schepiga and seconded by Russell Malta.

In Favor: Berkowitz, Delano, Lefferson, Malta, Messer, Schepiga, Goode
Opposed: None

A motion of approval of the conditional use variance was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Berkowitz, Delano, Lefferson, Malta, Messer, Schepiga, Goode
Opposed: None
Ineligible: None
Absent: Grabelle, Pflaster, Van Wagner

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

In Favor: Berkowitz, Delano, Lefferson, Malta, Messer, Schepiga, Goode
Opposed: None
Ineligible: None
Absent: Grabelle, Pflaster, Van Wagner

A motion of approval of the site plan was made by Warren Goode and seconded by Henry Schepiga with the conditions that a deed of consolidation will be filed and a \$,000.00 donation will be made to the Shade Tree Fund.

In Favor: Berkowitz, Delano, Lefferson, Malta, Messer, Schepiga, Goode
Opposed: None
Ineligible: None
Absent: Grabelle, Pflaster, Van Wagner

Memorialization will take place on July 14, 2011.

Meeting adjourned 7:25 P.M.

Margo Simpson
Board Secretary
Recording Secretary