

**Township of Ocean
Planning Board**



**Regular Meeting Agenda
May 23, 2024**

CAUCUS SESSION: TIME: 7:15 P.M.
 PLACE: Second Floor Conference Room
 Municipal Building
 Deal and Monmouth Roads, Oakhurst

Special Meeting: TIME: 7:30 P.M.
 PLACE: Public Meeting Room, Municipal Building
 Deal and Monmouth Roads, Oakhurst

CALL TO ORDER

ROLL CALL: Chairman Jeffrey Weinstein, Vice Chair Edward DiFiglia, John Duthie, David Fisher, Eric Menell, Jemal Beale, David Bodnovich, Jack Ades, Jack Mamiye, Julia Surmonte, Michael Palutis
Attorney Marc Leckstein, Board Planner Higgins, Board Engineer Matlack and Colleen Mayer, Planning Administrator.

SALUTE TO FLAG

CHAIR'S STATEMENT: The notice requirements of the Open Public Meeting Law for this meeting have been satisfied, a copy of the notice having been sent to the Asbury Park Press and the Coaster, and filed in the Office of the Township Clerk on July 21, 2023.

EMERGENCY NOTICE: There is an emergency through the courtroom doors and two exits at the rear of the room.

NO SMOKING

BOARD POLICY: No new cases will be started after 10:00 P.M. and no new testimony taken after 10:30 P.M. In addition, the applicant will be limited to forty-five (45) minutes of testimony.

NOTICE:

All meetings will be video and audio taped and shown on the Township of Ocean's Community Cable Channel, Channel 22 on Verizon FIOS and Channel 77 on Cablevision.

All cell phones must be turned off, or if you need to make a call, please make you call outside the meeting room.

RESOLUTION MEMORIALIZATION:

Ocean Realco, LLC – 2118 Highway 35, Block 3.01 Lots 2 & 3

NEW CASE(S):

1414-1416 South Roller Road LLC, Block 182 Lots 1 & 2, Zone I-1

1416 Roller Road LLC – Lot 1

Roller Road LLC – Lot 2

The applicant is proposing to remove an existing light industrial building on Lot 1 and construct a new addition to the existing warehouse on Lot2, combining the two lots into one site. Side yard setback requirements a minimum of 100' where an industrial zone abuts a residential zone. The proposed side yard setback is 50 feet. Maximum lot coverage – a maximum lot coverage of 54% of buildable lot area allowed, proposed lot coverage is 153.2% of buildable lot area.

Attorney: Jennifer S. Krimko, Esquire

Review of Proposed Ordinance #2469 – Stormwater Control

Executive Session – if necessary

Other Business –

Adjournment –