

Township of Ocean Planning Board Meeting Minutes

August 5, 2021

Prepared by Ashley Harper

Start Recording: 7:00PM

Chairman Lippincott calls the meeting to order, followed by The Pledge of Allegiance.

NJ Open Public Meetings Act read by Mrs. Clune: Pursuant to the provisions of New Jersey open public meetings act the notice of the meeting has been properly provided by sending copies of the notice of the meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on a bulletin board in the administration building.

Roll Call

Robert G. Beck: Here

Nicholas Bonamassa: Here

Shawn Denning, Jr.:

Lydia Dodd: Here

Dr. Ben LoParo: Here

Donald Lippincott: Here

John Petrosilli: Here

Aaron Shapiro: Here

William T. Sneddon: Here

Rita Sweeney:

Mrs. Clune : Let the record reflect that the professionals present this evening are Steven Yost from Haines & Yost, Charlie Cunliffe, engineer from T&M Associates.

Approval of Bills: Attached; Motioned by Mr. Beck, seconded by Mr. Shapiro, All in favor.

Approval of Minutes: Meeting minutes of May 6, 2021, Motioned by Mr. Beck, seconded by Mr. Petrosilli, All in favor.

Meeting minutes of June 3, 2021, Motioned by Dr. LoParo, seconded by Mr. Shapiro. All in favor.

Meeting minutes of July 1, 2021, Motioned by Mr. Beck, seconded by Ms. Dodd. All in favor.

Correspondence- Attached, No informals, No old business.

Chairman Lippincott calls on Mr. Sneddon to speak to the board.

Mr. Sneddon notes, that he wanted to thank the board and its members for all there help over the years and that he is resigning as of tomorrow.

Resolutions: Resolution No. 2021-04-PB, 578 Route 9 LLC, 578 Route 9, Block 64 lot 9, Minor Site Plan. Motioned to Approve, made by Mr. Shapiro, seconded by Mr. Beck.

Roll Call

Mr. Shapiro: Yes

Ms. Dodd: Yes

Mr. Beck: Yes

Dr. LoParo: Yes

Mr. Petrosilli: Yes

Mr. Lippincott: Yes

New Business: a. Docket No. 05-21-PB Matthew Mercurio, 3 Central Avenue, Block 86 Lot 69; Minor Subdivision.

Attorney Gregory Hock and Engineer Doug Clelland representing Mr. Mercurio.

Attorney Hock states that they are proposing a minor subdivision at 3 Central Ave.

Engineer, Mr. Doug Clelland notes about the minor subdivision plan and passes out photos; A1 – A picture of the site plan that was submitted with the application. Along with A2- which is a photo from the view from Central Ave and A3 which is a photo from the view from Spruce Street.

Mr. Clelland notes, existing lot is 9,176.64 square feet. Currently developed as a single family home with a patio, shed, deck, and detached garage. Also has gravel in driveway.

Mr. Clelland's presentation includes his plan that was initially released March 1, 2021. Showing that they are proposing a subdivided lot. First lot will be 5393 square feet (corner lot) Second lot will be 3172 square feet.. Both lots will comply with all zoning requirements. Also, upon his plot plan, it will show all grading and drainage. It will be directed to the public right away to protect neighboring properties.

Mr. Cunliffe refers to the board that a recommendation of a conditional approval would be for the client to show a grading plan for the lot, and also show that the water is being directed to a public right away and not on the adjacent properties.

Attorney Hock is unsure of what type of house they will be constructing, but upon plot review will comply with Mr. Cunliffe's recommendations.

Open for Public Discussion: Motioned by Mr. Shapiro, seconded by Mr. Sneddon. All in favor. No one came forward.

Closed for Public Discussion: Motioned by Mr. Shapiro, seconded by Mr. Sneddon. All in favor.

Motion to Approve based upon Mr. Cunliffe's recommendations. Motion to approve by Mr. Shapiro, seconded by Dr. LoParo. All in favor.

Roll Call

Mr. Shapiro: Yes

Dr. LoParo: Yes

Mr. Beck: Yes

Mr. Bonamassa: Yes

Ms. Dodd: Yes

Mr. Petrosilli: Yes

Mr. Sneddon: Yes

Mr. Lippincott: Yes

Chairman Lippincott steps aside due to potential conflict. Vice Chairman Mr. Shapiro reads Docket No.

New Business: b. Docket No. 02-21-PB IB Holding OC, LLC, 37 Lighthouse Drive, Block 124, Lot 14, Minor Subdivision with variances.

Representing this subdivision are, Attorney Catherine Kim and Engineer Mark Reme.

Mr. Reme comments, the existing structure is on the corner of Dolphin Way and Lighthouse Drive, it is a 10,000 square feet lot; two single family homes. Applicant is seeking to subdivide the lot into two 5,000 square feet lots. Variances that are needed were read by Mr. Reme.

Attorney Kim states that the applicant is willing to remove the wood deck. Mr. Cunliffe asks for clarification, if it's just configuring the deck or entirely removing it. Attorney Kim notes entirely removing deck.

Attorney Kim refers to her client- Isaac Bahary. Mr. Bahary notes that there would be no changes to structure, just some cosmetic work to its appearance to help for resell. Mr. Bahary

purchased this lot with both houses already on it. Both houses are currently rental properties. Both having separate utility connections.

Mr. Cunliffe notes that this will still be an undersized lot and if the dwelling was to get taken down and redeveloped, it would have to go back to the board for approval.

Attorney Kim agrees to Mr. Cunliffe's statement.

Mr. Petrosilli comments that he is still concerned that this is not suitable for a subdivision. That we are creating an undersized lot; when we try to make lots conforming and now we are considering a non-conforming lot. He does not think it is in the town's best interest.

Mr. Cunliffe asks about the storage area. Attorney Kim speaks with Mr. Bahary and they are in agreement to take down the storage area, so that they do not have a setback issue.

Vice Chairman Mr. Shapiro recaps, for approval of subdivision we are in agreement that the wood deck will be taken down, to remove the storage area and then that will put you within the setback requirements.

Mr. Cunliffe also adds, for them to provide proof of separate utilities to the utility department. And if for some reason they are not separate, they would have to separate them.

Open for Public Discussion: Motioned by Mr. Beck, Seconded by Ms. Dodd. All in favor. No one came forward.

Closed for Public Discussion: Motioned by Mr. Sneddon, Seconded by Ms. Dodd. All in favor.

Motion to Approve subject to items discussed; As pictured, agree to take down wood deck, remove storage area; meeting side yard setback requirement, and Mr. Cunliffe recommended proof of separate utilities, agreement to set monuments for subdivision, and to verify lot coverage calculations for 14.02. Motioned by Mr. Beck, seconded by Dr. LoParo.

Roll Call

Mr. Beck: Yes

Dr. LoParo: Yes

Mr. Bonamassa: Yes

Ms. Dodd: Yes

Mr. Petrosilli: No – (stated on the record his reasoning's prior)

Mr. Sneddon: Yes

Mr. Shapiro: Yes

Vice Chairman Mr. Shapiro - Opens meeting for General Public Forum

No one came forward

Vice Chairman Mr. Shapiro - Closed meeting for General Public Forum

Motion to Adjourn – Motioned by Dr. LoParo seconded by Mr. Sneddon. All in favor.

End of recording at 7:55P.M.

Next scheduled meeting will be September 2, 2021 at 7:00P.M