

Planning Board Meeting 01/04/2024

## TOWNSHIP OF OCEAN

Planning Board

January 4, 2024

**6:14P.M**

### **FLAG SALUTE**

**STATEMENT:** Pursuant to the provisions of the New Jersey, Open Public Meetings Act, adequate notice of the meeting was properly provided by sending copies of the notice of meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the Administration Building.

The meeting of the Planning Board was held on the above date and time; Chairman Donald Lippincott called the meeting to order.

### **ROLL CALL**

Members Present: Robert G. Beck, Nicholas Bonamassa, Anthony DeCondo, Lydia Dodd, Donald Lippincott, Dr. Benjamin LoParo, Peter Nese, John Petrosilli

Members Absent: Ralph Dawes, Aaron Shapiro

### **PROFESSIONALS PRESENT:**

Steven H. Yost, Haines & Yost

Jason Worth, T&M Associates

**APPROVAL OF MINUTES** – Regular meeting minutes of December 7, 2023.

- Mr. Beck motioned to approve minutes, seconded by Mr. Nese. All in favor.

Mrs. Dodd abstained from voting & Mr. Petrosilli abstained from voting

**APPROVAL OF BILLS** – Attached.

- Mr. DeCondo motioned to approve bills, seconded by Mr. Nese. All in favor.

### **CORRESPONDENCES:**

- **List attached.**

**INFORMALS: NONE**

**OLD BUSINESS: NONE**

### **RESOLUTIONS:**

- a. 2024-1-PB Professional Services for the 2024 Planning Board year  
Board Secretary reads professionals for 2024.

- Planning Board Attorney: Haines & Yost
- Planning Board Conflict Attorney: Eric Bernstein
- Planning Board Engineer: T&M Associates
- Planning Board Conflict Engineer: RVE Engineers
- Planning Board Planner: T&M Associates
- Planning Board Landscape Architect: Taylor Design Group
- Conflict Planner: RVE Engineers

**MOTION TO APPROVE:**

- Mr. Bonamassa motioned to approve, seconded by Mr. Nese

**ROLL CALL**

Mr. Beck – Yes, Mr. Bonamassa – Yes, Mr. DeCondo – Yes, Mrs. Dodd – Yes, Dr. LoParo – Yes, Mr. Nese – Yes, Mr. Petrosilli – Yes, Mr. Lippincott – Yes

- b. Resolution No. 2023-06-PB Docket No. 06-23-PB, JC Investments 2, LLC; 5 Dolphin Way Block 124 Lot 24 Minor Subdivision – 2 Lots.

**MOTION TO APPROVE:**

- Dr. LoParo motioned to approve, seconded by Mr. Beck.

**ROLL CALL**

Mr. Beck – Yes, Mr. Bonamassa – Yes, Mr. DeCondo – Yes, Mrs. Dodd – abstain, Dr. LoParo – Yes, Mr. Nese – Yes Mr. Petrosilli – abstain, Mr. Lippincott – Yes

**NEW BUSINESS:** Walking on - Ordinance 2024-1

Mr. Worth commented that there was an ordinance that was approved the other month for a third cannabis overlay zone west of the parkway. There was a noticing issue involved in the ordinance originally so based on a review of the zoning of the area and that location, the governing body determined to repeal and delete that original ordinance. Therefore, this ordinance deletes the original ordinance. Mr. Worth mentioned he is not certain that this needs approval by the planning board, but it is in accordance with the goals of the master plan, as the governing body has the ability to make zoning changes throughout the township based on needs.

**MOTION TO APPROVE:**

- Dr. LoParo motioned to approve, seconded by Mr. Beck.

**ROLL CALL**

Mr. Beck – Yes, Mr. Bonamassa – Yes, Mr. DeCondo – Yes, Mrs. Dodd – Yes, Dr. LoParo – Yes, Mr. Nese – Yes, Mr. Petrosilli – Yes, Mr. Lippincott – Yes

**OPEN TO PUBLIC**

- Mr. Beck motioned to open to the public, seconded by Mr. DeCondo. All in favor.

No one from the public present

**CLOSED TO PUBLIC**

- Mr. Beck motioned to close to the public, seconded by Mr. Bonamassa. All in favor.

**MOTION TO ADJOURN**

- Motioned by Mr. Bonamassa, seconded by Dr. LoParo. All in favor.

**MEETING ADJOURNED AT 6:23PM**

**NEXT SCHEDULED MEETING WILL BE February 1 @ 6:00 P.M.**

Laurie Clune

Board Secretary