

CAUCUS SESSION:

MEMBERS

PRESENT: Joseph DiBenedetto, Chairman
Edward DiFiglia, Alt. II
John Duthie IV
David Fisher, Class III
Estelle Klose

MEMBERS

ABSENT: Warren Goode
Peter Siano, V. Chair
Jeffrey Weinstein, Alt. I

OTHERS PRESENT:

Sanford D. Brown, Esquire
William Fitzgerald, P.E.
James Higgins, P.P.
Ron Kirk
Amy Stewart

Board Attorney
Board Engineer
Board Planner
Planning Administrator
Planning Board Secretary
Recording Secretary

A motion was made by John Duthie and seconded by Edward DiFiglia to go into Executive Session.

In Favor: DiBenedetto, DiFiglia, Fisher, Klose, Siano, Weinstein
Opposed: None
Ineligible: None
Absent: Goode, Duthie

REGULAR MEETING:

7:30 P.M.

Virtual Meeting
Via GoToMeeting

<https://www.gotomeet.me/OCEANTWP/commdev>

You can also dial in using your phone.

United States: [+1 \(786\) 535-3211](tel:+17865353211)

Access Code: 114-689-133

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/114689133>

MEMBERS Joseph DiBenedetto, Chairman
PRESENT: Peter Siano, V Chair
 Edward DiFiglia, Class II
 David Fisher, Class III
 Estelle Klose
 Jeffrey Weinstein (7:33 PM)

MEMBERS
ABSENT: Warren Goode, V Ch
 John Duthie

OTHERS PRESENT: Sanford D. Brown, Esquire Board Attorney
 William Fitzgerald, P.E. Board Engineer
 James Higgins, P.P. Board Planner
 Ron Kirk Planning Administrator
 Amy Stewart Planning Board Secretary
 Recording Secretary

Chairman DiBenedetto announces 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 27, 2020.

RESOLUTION MEMORIALIZATIONS

Logan Community, LLC
Block 137 Lots 4, 5, & 32
1109 Logan Road
Ocean
Site Plan Approval
Bulk Variance Approval

MOVED: DiFiglia SECOND: Fisher
FAVOR: DiBenedetto, DiFiglia, Fisher, Klose,
 Weinstein
OPPOSED: None
INELIGIBLE: Goode, Siano
ABSENT: Duthie

MASTER PLAN SUBCOMMITTEE APPOINTMENTS

Chris Siciliano
Dr. David Fisher
Ed DiFiglia

MOVED: DiBenedetto SECOND: Weinstein
FAVOR: DiBenedetto, DiFiglia, Fisher, Klose,
Weinstein, Siano
OPPOSED: None
INELIGIBLE: None
ABSENT: Duthie, Goode

EXTENSION OF PREVIOUS APPROVAL

1. **Deal Golf & Country Club**
Block 59 Lot 1
830 850 Monmouth Road
Ocean
R-1

This is a request seeking a two year extension of the previously granted minor site plan approval with variances by Resolution granted on April 23, 2018.
Attorney for the Applicant: Peter S. Falvo, Esq.

Ms. Jennifer Krimko, representing attorney Peter S. Falvo, states they were unable to complete construction within the two years and are asking for an extension.

Chairman DiBenedetto makes a motion to approve the extension and it is seconded by Jeffrey Weinstein.

In Favor: DiFiglia, Siano, Fisher, Klose, Weinstein, DiBenedetto
Opposed: None
Ineligible: None
Absent: Goode, Duthie

CONTINUED CASES:

2. **Giovanni Scarpino**
Block 9 Lots 6.11 & 7.11
65 Larchwood Avenue
Elberon
R-1

This is an application to re-subdivide 2 lots to create 3 new lots. These lots are a result of a previous subdivision where one large lot was subdivided into three vacant building lots and the larger lot, which contained a residence and a horse farm, remained.
Attorney for the Applicant: Jennifer S. Krimko, Esq.

Ms. Krimko begins with an overview of what was discussed at the previous meeting, along with stating that at Mr. Fitzgerald's recommendation they received new lot designations from the Tax Assessor. Ms. Krimko further states that they have amended their tree plan to comply with the Board engineers' requests. Mr. Fitzgerald recites from his report, and requests that the trees be planted in a more natural pattern. Ms. Krimko shares a tree removal plan, Exhibit A-4, with the Board. Ms. Krimko then has Mr. Patrick Ward review the plan for the Board members. Ms. Krimko requests, on Mr. Fitzgerald's recommendation, that they include as a condition the creation of a schedule with Mr. Fitzgerald of incremented construction for the basin. Chairman DiBenedetto does not object, and asks if any Board members have any questions. Dr. Fisher asks Ms. Krimko how quickly the road can be opened, to allow the Township to then repave it. Ms. Krimko responds that they will work to get it finished as soon as possible. Chairman DiBenedetto asks for any questions from the public, but no questions are raised.

A motion for positive resolution is made by Chairman DiBenedetto and seconded by Peter Siano subject to all of the previously discussed conditions.

In Favor: DiFiglia, Siano, Fisher, Klose, Weinstein, DiBenedetto
Opposed: None
Ineligible: None
Absent: Goode, Duthie

NEW CASE

3. **Seaview Acquisitions, LLC**
Block 141 Lots 1,2 & 23
2301 & 2341 Route 66
Ocean
C-4

This is an application for building and site improvements to a 92,980 square feet building to create a retail distribution center with variances in relation to parking, landscaping, sign height etc.

Attorney for the Applicant: Jennifer S. Krimko, Esq.

Ms. Jennifer Krimko, attorney for the applicant, provides an overview of the application. Ms. Krimko then introduces Mr. Patrick Linum, project engineer, who is sworn in by Mr. Brown. Mr. Linum presents Exhibit A-5, the project site plan, to the Board, and provides an overview of the plan. Mr. Linum also presents the plan for the proposed ride share shelter located outside the building. Ms. Krimko then presents the Board with the architectural plans. Chairman DiBenedetto asks whether there is an entrance to the site along the south west area of the entrance. Mr. Linum states that it will no longer be accessible by car. Mr. Weinstein asks if parking will be restricted to employees of the site, and Ms. Krimko answers that they will not restrict parking, but do not anticipate nonemployees using the spaces. Ms. Krimko also states that the change in use has resulted in a net increase of parking spaces.

Dr. Fisher asks if regular members of the public would have any reason to make use of the facility. Ms. Krimko answers that pickups would be offered at the location. Dr. Fisher raises potential safety concerns with the inclusion of delivery vans, employees, and members of the public. Ms. Krimko states that there is signage in the driveway area, and the delivery vans are working on a controlled schedule. Dr. Fisher asks if the facility is operating 24/7, and how many employees are working there. Ms. Krimko responds that the facility is operating 24/7, and that at the peak shift there would be around 50 employees. Dr. Fisher asks if fueling and maintenance would be performed for the vans, and Ms. Krimko answers no. Mr. DiFiglia asks if the vans would be based at the facility, that some would, and recites a general description of the daily operations at the facility. Ms. Krimko also corrects her earlier approximation, and states the peak shift would have around 110 employees at the site. Mr. Weinstein asks if a traffic issue will be created, and Ms. Krimko responds that the traffic report they submitted actually predicts there would be less traffic. Mr. Siano asks Ms. Krimko what company will be filling in this space, and Ms. Krimko answers that it would

be Amazon. Mr. Weinstein asks whether the site would need an enhanced security system, and Ms. Krimko answers that she does not believe so, due to the 24/7 presence of employees. Mr. Fitzgerald overviews what his concerns were and which have been addressed by what was submitted. He recommends designated close parking spaces specifically for those picking up packages. Mr. Fitzgerald also asks what the total disturbance area will be. Mr. Linum answers that it would be 2.73 acres, but that they are complying with all requirements. Mr. Siano raises a concern of parking for those picking up packages, especially around the holidays.

Chairman DiBenedetto asks for any questions from the public. Mr. Don Brockel of 710 Laurel Avenue asks whether the stormwater drains at the proposed site would be compliant, and whether those around Seaview Square would be upgraded as well. Mr. Linum answers that they would be compliant, but only the ones around Amazon. Mr. Brockel asks if the Board could make an attempt to have the other drains upgraded. No other members of the public have questions.

Mr. Higgins recites his report, and states that in most areas the plan meets the intent of the ordinance. Mr. Higgins states his primary issue is with the outdoor sprinkler system, and suggest approval be conditional on working with Mr. Fitzgerald and Mr. Higgins on a sprinkler plan. Mr. Siano asks if the parking will be ripped up, and Mr. Linum responds that it will be seal coated and restriped. No other Board members have questions. Chairman DiBenedetto asks for any questions from the public, but none are asked. Chairman DiBenedetto closes the public hearing.

A motion for positive resolution is made by Jeffrey Weinstein and seconded by Dr. David Fisher subject to all of the previously discussed conditions.

In Favor:	DiFiglia, Siano, Fisher, Klose, Weinstein, DiBenedetto
Opposed:	None
Ineligible:	None
Absent:	Goode, Duthie

A motion to adjourn the meeting is made by Ed DiFiglia and seconded by Chairman DiBenedetto.

In Favor: DiFiglia, Siano, Fisher, Klose, Weinstein, DiBenedetto
Opposed: None
Ineligible: None
Absent: Goode, Duthie

Meeting ends at 9:00 P.M.
