

**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	Board Attorney
William Fitzgerald, P.E.	Board Engineer
James Higgins, P.P.	Board Planner
Ron Kirk	Planning Administrator

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

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

**REGULAR MEETING:**

7:30 P.M.

Virtual Meeting  
Via GoToMeeting

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MEMBERS      Joseph DiBenedetto, Chairman  
PRESENT:      Edward DiFiglia, Class II  
                  John Duthie  
                  David Fisher, Class III  
                  Estelle Klose  
                  Jeffrey Weinstein (7:40 PM)  
                  Peter Siano, V Chair

MEMBERS  
ABSENT:      Warren Goode, V Ch.

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

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.

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**RESOLUTION MEMORIALIZATIONS**

**Giovanni Scarpino**  
Block 9 Lots 6.11 & 7.11  
65 Larchwood Avenue  
Elberon  
Major Subdivision Approval  
Bulk Variance Approval

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

**Seaview Acquisitions, LLC**  
Block 141 Lots 1, 2, & 23  
2301 & 2341 Route 66  
Ocean  
Preliminary & Final Site Plan  
Approval

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

**Deal Golf & Country Club**

Block 59 Lot 1  
830 850 Monmouth Road  
Ocean  
Two Year Extension of Minor Site  
Plan Approval

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

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**NEW CASES:**

1. **Stuart Husney**  
Block 5.03 Lots 26 & 27  
14 & 18 Johnson Street  
Oakhurst  
R-4

This is an application for a minor subdivision and a lot line adjustment.

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

Mr. Peter Falvo is introduced as the attorney for the applicant in the absence of Ms. Jennifer Krimko. Mr. Higgins reads from his report, acknowledging that both lots will be conforming following the line adjustment with the removal of a pad in lot 27. Mr. Fitzgerald, citing his report dated March 17, 2021, states he has no engineering concerns for the application. Mr. Higgins states that a typical observer would not even notice a subdivision had occurred. Chairman DiBenedetto asks for any questions from the Board members. Dr. Fisher asks what the reasoning behind the application is. Mr. Higgins states he does not know of any additional plans following the application. No other Board members have any questions. Chairman DiBenedetto asks for public questions. Mr. Rich Galatro of 400 Lake Avenue asks what may be done with the property in the future, and whether it may be used for a multi-family dwelling. Mr. Higgins replies that that would not be possible for the zone without a variance, which he claims would be difficult to get. Ms. Andrea Walls of 10 Johnston Street asks if the owner seeks to build an oversized residence, whether she would receive notice of a hearing she could attend. Mr. Higgins responds that that would occur only in case of the owners requiring an application before the Board. Mr. Bob Williams of 3 Robin Drive asks about the removal of the pad. Mr. Higgins responds that it is being removed to make the properties conforming. No other

questions are raised by the public. Chairman DiBenedetto asks if any Board members have questions for Mr. Falvo, but no questions are raised.

Chairman DiBenedetto makes a motion to close the public meeting and it is seconded by Jeffrey Weinstein.

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

A motion for positive resolution is made by Chairman DiBenedetto and seconded by Peter Siano.

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

A motion to adjourn the meeting is made by Chairman DiBenedetto and seconded by John Duthie.

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

Meeting ends at 7:55 P.M.

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