

REGULAR MEETING:

7:30 P.M. Virtual Meeting
Via Zoom

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

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
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

Stuart Husney
Block 5.03 Lots 26 & 27

MOVED: DiFiglia SECOND: DiBenedetto

14 & 18 Johnson Street
Oakhurst
Minor Subdivision Approval

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

CASES CARRIED TO MAY 24, 2021

1. **1803-1807 Holbrook, LLC**
Block 33.29 Lot 2 & 3
1803-1807 Holbrook St.
Oakhurst

 2. **Roller Road, LLC**
Block 182 Lot 2
1414 S. Roller Road
Ocean
-

NEW CASES:

2. **Allison McGoughran**
Block 5.02 Lots 21 & 22
443 West Park Avenue
Oakhurst
R-4

This is an application for preliminary & final subdivision with a lot line adjustment to create 3 lots; two with existing homes and one vacant lot.

Attorney for the Applicant: Mr. Thomas J. Hirsch, Esq.

Chairman DiBenedetto introduces Mr. Thomas Hirsch, attorney for the applicant. Mr. Hirsch provides the Board with an overview of the application. Mr. Higgins then provides a summary of his engineering report, indicating he has no issues with the application. Mr. Higgins does recommend replanting four trees to remedy the two being removed. Mr. Fitzgerald then provides his report, recommending the inclusion of an apron with the driveway but otherwise

having no issues. Mr. Fitzgerald does suggest three conditions: finalizing all documents with the Board, bonding construction and getting inspections for all right of way construction, and receiving plot plan approval from the Township Engineer prior to construction. Mr. Hirsch testifies that the applicants would be willing to comply with all of the engineers' comments. Mr. Hirsch asks Mr. Chet Surmonte, the applicant's engineer, if he has anything to add. Mr. Surmonte states he does not have anything to add following the Board engineers' reports. Chairman DiBenedetto asks if any Board members have questions. Dr. Fisher asks if there was a second structure on any of the land. Mr. Higgins responds that there is a garage that will be removed. Dr. Fisher asks if there are any environmental concerns, and Mr. Fitzgerald answers that there are not, but that the lot may be developed. Dr. Fisher asks how long the applicant has owned the property. Mr. Brown swears in Ms. Allison McGoughran to respond. Ms. McGoughran answers that her father purchased the property in 1967, and that she inherited it six years ago. Mr. DiFiglia asks whether the lot on the corner could be developed now as it is conforming. Mr. Fitzgerald answers that the lots have been merged for land use purposes. No other questions come from the Board. Chairman DiBenedetto opens up for public questions. Mr. Daniel Dabah of 28 Wallace Avenue asks for the dimensions of lot 21.01 after the subdivision. Mr. Hirsch responds that it will be 10,101 sq. ft., with a width of 92', depth 109.79'. Mr. Dabah asks if there are plans to develop that lot in the future. Mr. Hirsch states that it is likely development will take place. Mr. Dabah asks if the lot will be cleared, and Mr. Hirsch responds that it will. Mr. Dabah then asks for clarification on one of Mr. Fitzgerald's conditions. No other public questions are raised.

John Duthie makes a motion to close the public meeting and it is seconded by Peter Siano.

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

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

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

Ineligible: None
Absent: Goode

ACTION ITEMS:

Conflict Engineer

A motion to appoint CME as Conflict Engineer is made by Jeffrey Weinstein and seconded by John Duthie.

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 Ed DiFiglia.

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

Meeting ends at 8:04 P.M.
