

**CAUCUS SESSION:**

MEMBERS

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

MEMBERS

ABSENT: Warren Goode  
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 Peter Siano to go into Executive Session.

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

**REGULAR MEETING:**

7:30 P.M. Virtual Meeting  
Via Zoom

MEMBERS

PRESENT: Joseph DiBenedetto, Chairman  
Peter Siano, V Chair  
Edward DiFiglia, Class II  
John Duthie  
David Fisher, Class III  
Estelle Klose  
Jeffrey Weinstein (7:32 PM)

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.

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**RESOLUTION MEMORIALIZATIONS**

**Allison McGoughran**  
Block 5.02 Lots 21 & 22  
443 West Park Avenue  
Oakhurst  
Minor Subdivision Approval

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

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**CASES CARRIED TO JUNE 28, 2021**

1. **Roosevelt Avenue Properties, LLC**  
Roosevelt Avenue  
Ocean  
R-4
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**CARRIED CASES**

1. **1803-1807 Holbrook, LLC**  
Block 33.29 Lots 2 & 3  
1803-1807 Holbrook Street  
Oakhurst  
R-4

This is an application for a minor subdivision to create three lots; (1)- 100'X100', (2)95'X100', (3) 105'X100'

Attorney for the Applicant: Mr. Jeff Beekman, Esq.

Mr. Higgins provides a summary of his report to the Board, and states he has no issues with the requested variances, though he recommends that the removed trees be planted on the other lots. Mr. Fitzgerald also states that his report does not present any issues with the application. Dr. Fisher confirms with Mr. Fitzgerald that there are currently no plans to build on the lot. Mr. Jeff Beekman confirms with the Board that the applicant has no issues with planting the trees on the other lots as requested. Chairman DiBenedetto requests any questions from the public, but no questions are raised. Chairman DiBenedetto closes the public hearing.

Jeffrey Weinstein makes a motion for a positive resolution and it is seconded by Dr. David Fisher, on the condition of the addition of the street trees.

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

2. **Roller Road, LLC**  
Block 182 Lot 2  
1414 S. Roller Road  
Ocean  
I-1

This is an application to place a generator in the side yard setback.

Attorney for the Applicant: Mr. Jeffrey A. Donner, Esq.

Mr. Higgins begins by clarifying that the generator is actually in the front yard setback. Mr. Higgins states he has no issues with the location, but does identify that the transformer adjacent to it does not currently have approvals. Mr. Higgins recommends requiring screening the structures from view as a condition of approval. Mr. Fitzgerald cites his report identifying noise as an issue, but that has been addressed through the submittal of a noise report. Chairman DiBenedetto asks what the generator will be used for, and Mr. Donner responds that it will be used for emergency power outages, and tested once a year. Chairman DiBenedetto recommends requiring the screening for the generator block out noise. Mr. Donner clarifies that the generator will be in a noise reduction shell. Mr. Weinstein mentions how there could be an issue if the generator had to run for an extended period of time. Mr. Fitzgerald states it will still meet noise standards. Mr. Brown recommends stipulating the generator only be used during the property's normal hours of operation, and Mr. Fitzgerald adds requiring it be tested during those hours as well. Mr. Weinstein asks how often the generator would have been used in the past year. Mr. Brown swears in Mr. Jay Cohen, who testifies that the property has had between 25-30 outages in the past year. Chairman DiBenedetto suggests requiring fencing around the structures. Dr. Fisher asks Mr. Cohen about the nature of the business at the site. Chairman DiBenedetto states the generator will likely turn on following an outage at any hour, so the Board cannot keep it to only operate during business hours. Chairman DiBenedetto asks for any questions from the public, but no questions are raised. Chairman DiBenedetto closes the public hearing.

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

A motion to adjourn the meeting is made by John Duthie and seconded by Peter Siano.

In Favor: DiFiglia, Siano, Fisher, Klose, Weinstein, DiBenedetto, Duthie

**Planning Board  
Township of Ocean**

**May 24, 2021  
Minutes**

Opposed: None  
Ineligible: None  
Absent: Goode

Meeting ends at 8:08 P.M.

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