

**CAUCUS SESSION:**

MEMBERS

PRESENT: Joseph DiBenedetto, Chairman  
Edward DiFiglia, Alt. II  
Peter Siano, V. Chair  
Jemal Beale  
Jeffrey Weinstein  
David Fisher, Class III  
Estelle Klose

MEMBERS

ABSENT: John Duthie IV

OTHERS PRESENT:

Mark Steinberg, Esquire  
James Higgins, P.P.  
Ron Kirk  
Amy Stewart

Board Attorney  
Board Planner  
Planning Administrator  
Planning Board Secretary  
Recording Secretary

Chairman DiBenedetto introduces Mr. Jemal Beale, a new member to the Planning Board. Mr. Mark Steinberg is covering as Board attorney.

A motion was made by Jeffrey Weinstein and seconded by Jemal Beale to go into Executive Session.

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

**REGULAR MEETING:**

7:30 P.M. Virtual Meeting  
Via Zoom

MEMBERS

PRESENT: Joseph DiBenedetto, Chairman  
Peter Siano, V Chair  
Jemal Beale  
Edward DiFiglia, Class II  
David Fisher, Class III

MEMBERS

ABSENT: John Duthie IV

Estelle Klose  
Jeffrey Weinstein

OTHERS PRESENT:	Mark Steinberg, Esquire	Board Attorney
	Bennett Matlack, 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 August 10, 2021.

Mr. Jemal Beale recites the Oath and is sworn in as a Planning Board member. Mr. James Higgins recites the Oath and is sworn in as the Board Planner.

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**CARRIED CASES TO SEPTEMBER 27, 2021:**

**Roosevelt Avenue Properties,** T  
**LLC**  
Block 22 Lots 11,12, & 22  
Roosevelt Avenue  
Ocean

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**CONTINUED CASE:**

1. **Seaview Acquisitions**  
Block 141 Lots 1 & 2  
2301 NJSH Route 66  
Ocean  
C-4

This is an application for construction of a 168 stall parking lot.

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

Ms. Jennifer Krimko provides the Board with a description of the previous meeting, acknowledging the Board's concerns regarding the ring road traffic. Ms. Krimko submits a revised layout plan as Exhibit A-6. Ms. Krimko also states that she has been made aware from the DEP that the environmental justice law does not apply to this application, addressing Mr. DiFiglia's concern.

Ms. Krimko reintroduces Mr. Patrick Lynam, project engineer. Mr. Lynam provides the Board with an overview of the changes that have been made to the layout plan, including a decrease of six spaces. Mr. Lynam testifies the changes should address any previous concerns with traffic, and that they would agree to provide fully engineered plans as a condition of approval. Mr. Weinstein asks for the route the drivers would take for the loading area, which is presented by Ms. Krimko, who states the drivers have a choice of routes to take based on which is easier. Chairman DiBenedetto asks if there will be fencing across the retaining wall, and Ms. Krimko responds there will be. Chairman DiBenedetto asks if there would be a gate installed at the entrance to the lot. Ms. Krimko responds that the lot will not be blocked, but would be signed and manned. Chairman DiBenedetto asks what the purpose of the extra 34 vans is, and where the vans are fueled. Ms. Krimko requests to defer to the traffic engineer, but states the vans are not fueled on site. Mr. Weinstein asks how the vans exit the facility. Ms. Krimko responds that was part of the previous application for the facility so was already approved. Chairman DiBenedetto ask if there are any further questions from the Board. Mr. Higgins asks what will become of the van parking spaces from the original application, and Ms. Krimko responds they will remain as regular oversized parking. Chairman DiBenedetto then opens the hearing to public questions, but none are raised.

Ms. Krimko introduces Mr. Alan Lothian as a traffic engineer. Mr. Lothian is sworn in by Mr. Steinberg. Ms. Krimko asks Mr. Lothian to explain the discrepancy between the total vans and number used. Mr. Lothian explains the process for the shifts of vans leaving, and explains the last shift does not have a full 24 vans. Mr. Lothian then explains there are actually five shifts of vans. Mr. Lothian then testifies that the revised layout was created using his comments, and that the new plan is safe and efficient. Mr. Lothian also testifies that the formation of queues would most likely be avoided by the design. Ms. Krimko asks if Mr. Lothian sees benefit in the addition of dedicated left turn lanes, and Mr. Lothian responds that he does. Mr. Matlack asks Mr. Lothian if there is a concern of vans

stacking in the southern turn lane. Mr. Lothian responds that he does not see queuing becoming an issue at that turn lane, and that he believes the stacking capability is actually excessive. Chairman DiBenedetto then asks for clarification over the time period that the shifts come through. Dr. Fisher asks if the site operates on weekends, and Mr. Lothian responds that it does. Mr. Weinstein asks if the changes impacted the vans' return. Mr. Lothian answers that no major impact would occur. Dr. Fisher asks if consideration was taken with the increased traffic to Costco during the weekend. Mr. Lothian responds that they did determine they would generate less traffic than a department store at the same site. Ms. Krimko argues that the installation of the lot does not add any traffic to the road, as the vans would be onsite regardless. Chairman DiBenedetto states that the creation of the separate lot would increase the number of trips taken on the road by the vans. Mr. Lothian states the trip by the vans from the lot to the facility would have a negligible impact on the ring road. Ms. Klose asks if there would be a greater impact on the weekend. Mr. Lothian states he believes it would be a benefit due to the addition of designated turn lanes. Chairman DiBenedetto asks for input from the Board professionals. Mr. Higgins states he does not see any major problem. Mr. Weinstein asks if Mr. Higgins sees any problem with it. Mr. Higgins responds that there isn't a problem compared to the current state of the site. Mr. Matlack agrees with Mr. Higgins that there would be little problem with traffic, but that he would like to see a site triangle and a no left turn sign. Chairman DiBenedetto asks for questions from the Board and public, but no questions are raised. Ms. Krimko accepts the site triangles, no left turn sign, and requirement to submit full engineering plans to the Board professionals as conditions for approval.

A motion to close the public hearing is made by Chairman DiBenedetto and seconded by David Fisher.

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

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

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

Opposed: None  
Ineligible: None  
Absent: Duthie

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Chairman DiBenedetto makes a request to try to move the December 27, 2021 meeting earlier in the month. Mr. Kirk responds that they could try to move items to the November meeting. Chairman DiBenedetto then gives thanks to Mr. William Fitzgerald and Mr. Sanford Brown for their service to the Planning Board.

A motion to adjourn the meeting is made by Chairman DiBenedetto and seconded by Jeffrey Weinstein.

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

Meeting ends at 8:25 P.M.

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