



**CAUCUS SESSION:**

MEMBERS

PRESENT: Joseph DiBenedetto, Chairman  
Edward DiFiglia, Alt. II  
Jemal Beale  
David Fisher, Class III  
Estelle Klose

MEMBERS

ABSENT: John Duthie IV  
Peter Siano, V. Chair  
Jeffrey Weinstein, Alt. I

OTHERS PRESENT:

Mark A. Steinberg, Esquire	Board Attorney
John Hess, P.E.	Board Engineer
James Higgins, P.P.	Board Planner
Ron Kirk	Planning Administrator
Amy Stewart	Planning Board Secretary
	Recording Secretary

A motion was made by Chairman DiBenedetto and seconded by David Fisher to go into Regular Session.

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

**REGULAR MEETING:**

7:30 P.M. Virtual Meeting  
Via Zoom

MEMBERS

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

MEMBERS

ABSENT: None



OTHERS PRESENT:            Mark A. Steinberg, Esquire    Board Attorney  
   John Hess, P.E.                    Board Engineer  
   James Higgins, P.P.            Board Planner  
   Christine Bell                    Conflict 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.

---

### **RESOLUTION MEMORIALIZATIONS**

#### **Seaview Acquisitions**

Block 141 Lots 1 & 2  
2301 NJSH Route 66  
Ocean  
Preliminary & Final Site Plan  
Approval

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

---

### **MINUTES FOR APPROVAL**

A motion was made by Chairman DiBenedetto and seconded by David Fisher to approve the **minutes from the regular meeting of January 25, 2021.**

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



A motion was made by Chairman DiBenedetto and seconded by Ed DiFiglia to approve the **minutes from the regular meeting of February 22, 2021.**

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

A motion was made by Chairman DiBenedetto and seconded by Peter Siano to approve the **minutes from the regular meeting of March 22, 2021.**

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

A motion was made by Chairman DiBenedetto and seconded by Peter Siano to approve the **minutes from the regular meeting of April 26, 2021.**

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

A motion was made by Chairman DiBenedetto and seconded by Jeffrey Weinstein to approve the **minutes from the regular meeting of May 24, 2021.**

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

A motion was made by Chairman DiBenedetto and seconded by Peter Siano to approve the **minutes from the regular meeting of June 28, 2021.**

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



Ineligible: Beale, Fisher  
Absent: None

A motion was made by Chairman DiBenedetto and seconded by Peter Siano to approve the **minutes from the regular meeting of July 26, 2021.**

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

A motion was made by Chairman DiBenedetto and seconded by Peter Siano to approve the **minutes from the regular meeting of August 9, 2021.**

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

---

## **APPOINTMENTS**

A motion to appoint **Marc A. Leckstein, Esquire, as Planning Board Attorney** for the period running September 1, 2021, through June 30, 2022, was made by Jeffrey Weinstein and seconded by Peter Siano.

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

A motion to appoint **CME Associates as Planning Board Engineer** for the period running September 1, 2021, through June 30, 2022, was made by Chairman DiBenedetto and seconded by Jeffrey Weinstein.

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



Ineligible: None  
Absent: None

---

## **DISCUSSION**

A discussion of the consistency of Ordinance 2365 with the Master Plan.

Mr. Higgins states that the current wording of the Ordinance suggests that self-storage is allowed within any C-2 or C-3 zone, when the intent was to allow self-storage only within designated shopping centers. Mr. Higgins states that it will be changed within the Ordinance to be a conditional use, with a potential requirement of being screened from the view of Highway 35. Chairman DiBenedetto asks for any questions from the Board, but no members raise questions. Chairman DiBenedetto then asks for any questions from the public, but none are raised.

A Motion is made by Chairman DiBenedetto that the amended Ordinance 2365 would be consistent with the Master Plan and it is seconded by David Fisher.

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

---

## **NEW CASES:**

- Roosevelt Avenue Properties, LLC**  
Block 22 Lot 11, 12 & 22  
Roosevelt Avenue  
Ocean  
R-4

This is an application for a residential development consisting of 22 units in accordance with the Roosevelt Avenue Inclusionary Zone

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

Chairman DiBenedetto states that due to a conflict, Mr. Higgins will not be acting as Board planner for this case, replaced by Ms. Christine Bell. Mr. Higgins leaves the meeting. Chairman DiBenedetto then allows attorney for the applicant



Ms. Jennifer Krimko to begin. Ms. Krimko provides the Board with an overview of the application. Ms. Krimko states that after previous opposition to the application by a neighbor, Mr. Tom Kraeutler of 304 Roosevelt Avenue, they had reached an agreement based upon the inclusion of several stipulations. They request that the Board condition approval on not allowing parking along Pine Street, place a solid fence along the property line, to install a solid gate pending fire department approval as the entrance, and to mitigate light spilling onto Mr. Kraeutler's property. Ms. Krimko then enters the site plan as Exhibit A-1, the landscape plan as A-2, the survey as A-3, the architectural plans as A-4, the stormwater management report as A-5, the operations and maintenance manual as A-6, the traffic statement as A-7, the color rendered landscape plan as A-8, and the aerial plan as A-9. Ms. Krimko then presents Exhibit A-9 to explain the requested stipulations to the Board.

Mr. Steinberg swears in Mr. John Ploskonka, the project engineer. Mr. Ploskonka testifies using the aerial plan what is existing and proposed on the site. Mrs. Klose asks where Larchwood Avenue is in relation to the project. Ms. Krimko explains that Larchwood Avenue turns into Pine Street which runs against the property. Ms. Krimko asks Mr. Ploskonka whether they would be willing to address the Board engineer's concerns outline in their most recent report. Mr. Ploskonka then testifies to the stormwater management for the site.

Mr. Steinberg asks for clarification on variances that were sought and referred to in the Board planner's letter. Mr. Siano asks why there only appeared to be only 20 units when the application states 22. Ms. Krimko explains that two of the units actually contain apartment flats. Mr. Weinstein asks if the property was rezoned for this purpose. Ms. Bell responds that the site was rezoned as part of the affordable housing plan. Ms. Klose asks how many of the units will be affordable housing, and Ms. Krimko answers that two of the apartments will be affordable. Dr. Fisher asks where parking overflow would be located if all of the spots are full. Ms. Krimko asks to have the traffic engineer answer that during their testimony. Dr. Fisher then asks where Poplar Creek is in relation to the site, and Mr. Ploskonka indicates the location on the aerial plan. Chairman DiBenedetto asks what is meant when Ms. Krimko stated they will supplement as they cannot meet the buffer. Ms. Krimko states they are proposing ten feet of a planted buffer. Chairman DiBenedetto then asks for more information regarding a sidewalk on the property. Ms. Krimko responds the planner had suggested connecting the



sidewalk to Pine Street, though that may have been before they proposed placing a solid gate against Pine Street. Chairman DiBenedetto suggests that the sidewalk should be connected to Pine Street since it may be needed if access to Pine Street is ever opened in the future. Ms. Krimko responds that the ordinance stipulates there would be no access to Pine Street, but that they could extend the sidewalk if requested by the Board. Chairman DiBenedetto then recommends extending the sidewalk along Roosevelt Avenue to discourage access from Pine Street. Mr. Weinstein states he agrees with Dr. Fisher's concern over parking, to which Ms. Krimko responds the traffic engineer's testimony would address those concerns. Mr. DiFiglia asks if there has been any thought to installing an electric charging station in the parking area. Ms. Krimko responds that that had not been considered, and that they are neither proposing nor opposed to the charging stations though the homeowner should decide. Mr. Hess states that the State of New Jersey now required the installation of electric charging stations on all new projects effective immediately. Ms. Krimko asks for a copy of the legislation for review, as she believes that as their application was completed months ago they may not fall under the requirement.

Chairman DiBenedetto asks for any questions from the public. Ms. Diane Dabulas introduces herself as an attorney representing Poplar Village. Ms. Dabulas states they have no objections but they would like clarification on the stormwater management. Ms. Dabulas asks if the pavers would be vacuumed on a regular basis, and Ms. Krimko answers yes. Ms. Dabulas then asks if the ditch located near the property line with Poplar Village had been considered. Mr. Ploskonka states it would not be an issue. Mr. Kraeutler asks if the inclusion of the fence would cause the light spillage to be within the ordinance, and Ms. Krimko responds that it would. Mr. Kraeutler then asks for clarification, as he saw eight feet of landscaping along his property line when the testimony stated ten. Mr. Ploskonka clarifies that it is eight feet. Mr. Kraeutler asks if he could get more details on the gate being located along Pine Street. Ms. Krimko states those plans could be shared before being submitted to the Board. Mr. Kraeutler then asks if the stated stipulations would be part of the resolution, and Mr. Steinberg responds that they would be. Mr. David Dorfman of 306 Roosevelt Avenue asks if landscaping could be placed on his side of the wall on the property. Chairman DiBenedetto asks if Mr. Dorfman would have an issue with the landscaping being planted on his property, and Mr. Dorfman states he would not. Ms. Krimko states she cannot answer that question without consulting her client.





Ms. Krimko then introduces the project's traffic engineer. Mr. John Rea of McDonough & Rea Associates, who is sworn in by Mr. Steinberg. Ms. Krimko asks Mr. Rea to testify to the parking issues brought up by the Board. Mr. Rea estimates that with the garages, each unit would have space for four vehicles, and that the residents would be aware of the situation with parking and avoid inviting large numbers of people over. Chairman DiBenedetto asks for any questions for Mr. Rea from the Board or public, but no questions are asked. Ms. Krimko then states she had conferred with her client and they would be willing to plant trees along the wall on Mr. Dorfman's property.

Ms. Krimko then introduces the project architect, Mr. David Feldman of Feldman & Feldman Architects, who is sworn in by Mr. Steinberg. Mr. Feldman provides a description of the proposed design of the units. Chairman DiBenedetto asks for any questions from the Board. Ms. Klose asks if they have a colored rendering of the buildings. Mr. Feldman states they do not but he describes the color and design of the buildings. Chairman DiBenedetto asks why they do not have a colored rendering, and Ms. Krimko responds that it was not required to be provided. Ms. Krimko states she can show a rendering of a similar design. The Board requests to see the design, which is presented by Mr. Feldman. Mr. Feldman identifies the differences in the design, which was the elimination of the roof deck, tower, and door leading to front balcony. Chairman DiBenedetto asks for clarification on the relocation of the stairs at the back of the building. Mr. Feldman states the stairs would be moved to the side of the deck rather than the rear. Chairman DiBenedetto asks for any further questions for Mr. Feldman from the Board or public. Dr. Fisher asks if the fireplace is wood burning or gas. Mr. Feldman responds that it would most likely be gas, and that it will be raised enough to accommodate the stairs. Mr. Dorfman asks where the compressors will be placed. Mr. Feldman responds that they will be placed on the roof and out of sight. Mr. Kraeutler asks what lighting is proposed for the buildings. Mr. Feldman states they are only proposing the required lights on the exit doors. Ms. Krimko clarifies that there will be no spotlights.

Chairman DiBenedetto then asks Mr. Hess for a summary of the engineer's report. Mr. Hess explains the report identified parking as a potential issue, and that the applicants had agreed to clarify that on the plans. Mr. Hess also asks if the road would be private or dedicated to the Township, to which Ms. Krimko responds it would be private. Mr. Hess then states they would like barrier free





access to the trash enclosure and for it to be placed in a more central location. Mr. Ploskonka testifies that the proposed would be the best location for the trash enclosure. Mr. Hess then states there are technical issues with the drainage that they will work with Mr. Ploskonka on. Mr. Hess asks for clarification on the homeowners' association, which is provided by Ms. Krimko. Chairman DiBenedetto then asks for any questions for Mr. Hess, but none are asked.

Ms. Bell states that most of her comments had been addressed, but that she will work with the applicant to add more landscaping to the rear. Ms. Bell then asks to confirm that the sidewalk will not be extended at Pine Street but will be extended on Roosevelt Avenue, and Mr. Ploskonka confirms that that is correct. Chairman DiBenedetto asks if Ms. Bell recommends extending the Roosevelt sidewalk, which Ms. Bell states she does. Mr. Hess then states he had sent the electric charging law to Ms. Krimko and Ms. Stewart. Ms. Krimko states that if the applicant is required to add a charging station they will. Mr. DiFiglia asks Mr. Steinberg if a copy of the settlement ordinance could be attached to the resolution. Mr. Steinberg states that would not be an issue. Dr. Fisher comments that he is still concerned regarding the overflow parking, which Mr. Weinstein seconds. Chairman DiBenedetto then asks for any further questions from the public. Mr. Dorfman adds that the council had passed a no parking ordinance for the south side of Roosevelt Avenue. Mr. Kirk asks Mr. Steinberg to explain the situation regarding the application's settlement and court order.

A motion to close the public hearing is made by Chairman DiBenedetto and seconded by Jeffrey Weinstein.

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

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, Duthie  
Opposed: None  
Ineligible: None



Absent: None

---

A motion to close the public meeting and go into executive session is made by John Duthie and seconded by EdDiFiglia.

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

---

A motion to adjourn the meeting is made by John Duthie and seconded by Jeffrey Weinstein.

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

Meeting ends at 10:12 P.M.

---