



CAUCUS SESSION:

MEMBERS

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

MEMBERS

ABSENT: John Duthie IV
Peter Siano, V. Chair

OTHERS PRESENT:

Mark Leckstein, Esquire
Drew Pavlick, P.E.
Ron Kirk
Amy Stewart

Board Attorney
Board Engineer
Planning Administrator
Planning Board Secretary
Recording Secretary

Mr. Chris Caramanica is sworn in as an Alternate II board member and Mr. David Bodnovich is sworn in as an Alternate I board member by Mr. Leckstein.

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

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

REGULAR MEETING:

7:30 P.M. Virtual Meeting
Via Zoom

MEMBERS

PRESENT: Joseph DiBenedetto, Chairman
Edward DiFiglia, Class II
Chris Caramanica, Alt. II
David Bodnovich, Alt. I

MEMBERS

ABSENT: Peter Siano, V Chair
John Duthie IV



David Fisher, Class III
Jemal Beale
Estelle Klose
Jeffrey Weinstein

OTHERS PRESENT: Mark Leckstein, Esquire Board Attorney
 Drew Pavlick, P.E. Board Engineer
 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

Roosevelt Avenue Properties, LLC
Block 22 Lots 11, 12, & 22
Roosevelt Avenue
Ocean
Preliminary & Final Major Site Plan
Approval

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

MINUTES FOR APPROVAL

A motion was made by Chairman DiBenedetto and seconded by Jeffrey Weinstein to approve the **minutes from the regular meeting of August 23, 2021.**

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



Ineligible: Duthie
Absent: Siano

DECEMBER 27, 2021 MEETING

A motion was made by Chairman DiBenedetto and seconded by Jeffrey Weinstein to **cancel the Planning Board meeting for December 27, 2021 and move it to December 13, 2021.**

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

NEW CASES:

1. **450 Wells Avenue**
Block 25.22 Lot 6
450 Wells Avenue
Oakhurst
R-4

This is an application for minor subdivision/lot line adjustment.

Attorney for the Applicant: Ms. Lois D. Sutton, Esq.

Mr. Leckstein identifies the minor subdivision as Exhibit A-1 and the narrative as A-2. Mr. Leckstein then identifies the Board planner's report as Exhibit B-1, the Board engineer's report as B-2, and the fire marshal's report as B-3. Mr. Leckstein then swears in Mr. Pavlick to represent the Board as the engineer, and notes that Mr. Higgins stated he had no issues with the application. Mr. Pavlick summarizes the engineer's report, asking for more information regarding a proposed wall on the property line. Chairman DiBenedetto asks Ms. Sutton to present the survey to the Board. Ms. Sutton begins by presenting the narrative of the application, and addresses the concerns regarding the wall raised by the engineer's report. Chairman DiBenedetto asks if the Board members have any questions. Dr. Fisher asks for confirmation from the engineer that their issues had been addressed. Mr. Pavlick asks Ms. Sutton if the grade from the back corner slopes toward the street. Ms. Sutton responds she does not have the grade but that she does not believe there is any drainage issue as the wall is porous. Mr. Pavlick asks if Ms. Sutton has any idea which way the yard slopes. Ms. Sutton responds that she believes the



ground is level. Mr. Pavlick asks if there is any issues with water collecting on the property, and Ms. Sutton states the homeowners had never spoken of any issues. Mr. Leckstein asks if the property owner, Mr. Raymond Saka, could provide more detail on the property. Mr. Saka is sworn in by Mr. Leckstein, and testifies that there are no issues with water on the property. Dr. Fisher asks if there is a shared driveway between the two properties, and Mr. Saka answers that they do not currently, but that they used to be next to each other. Mr. Leckstein asks Mr. Pavlick if he would like to wait to hear from an engineer regarding the retaining wall, but Mr. Pavlick states he does not have a major issue with the wall. Chairman DiBenedetto asks for any further questions from the Board or public, but no questions are asked. Chairman DiBenedetto then closes the public hearing.

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

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

Mr. DiFiglia abstained from the vote.

A motion to adjourn the meeting is made by Chairman DiBenedetto and seconded by David Fisher.

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

Meeting ends at 7:58 P.M.
