



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES • OCTOBER 22, 2024

Regular

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

- I. **Call to Order:** Chairman Whitson called the meeting to order at 7:00 PM
- II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 10, 2024 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
- III. **Flag Salute:** Chairman Whitson led attendees and members of the Board in the flag salute.
- IV. **Board Policy:** Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 9:30 P.M.; no new testimony will be taken after 10:00 P.M., except at the discretion of the Board.

V. **Roll Call:**

Attendee Name	Title	Status	Arrived
James Whitson	Chairman	Present	
John (Jack) Kahle	Vice Chairman	Present	
Christopher Widdis C	Mayor's Designee	Present	
Patty Cooper	Class III Council Liaison	Present	
Joseph Foster	Environmental Commission Liaison	Present	
Leslie B Widdis L	Class IV	Present	
Darren Davis	Class IV	Present	
Michael Dailey	Class IV	Present	
Kevin Calver	Class IV	Present	
David Gruskos	Alternate I	Absent	7:15 PM
Louis J. Padula	Alternate II	Present	
Jeanne Smith	Board Secretary	Present	
Kevin Kennedy	Board Attorney	Present	
William White	Board Engineer/Planner	Present	

VI. **Board Business:**

1. Report of Pending Applications: Ms. Smith advised that the next meeting of the Board was November 12th. The application for Netflix Phase I has been scheduled for hearing at the 11/12 meeting. Materials will be available for public inspection at least 10 days in advance of the hearing and will also be available on the Planning/Zoning Board application inspection's page. One new application has been received and is under review for completeness.

VII. **Approval of Minutes:**

1. Planning/Zoning Board - Regular - Sep 24, 2024 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	John (Jack) Kahle, Vice Chairman
SECONDER:	Patty Cooper, Class III Council Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey, Calver

VIII. **Old Business:**

1. PB2024-03 Buono, Frank
Block 19, Lot 14.01
35 Wyandotte Ave.
- CARRIED FROM SEPTEMBER 24, 2024

Proposed improvements for pool, patio, pergola seeking variance relief for:

- Impervious Surface-37% permitted, 28.6% existing, 47.6 originally proposed, 43.3% revised proposal
- Minimum Setback Rear- 25' required, 25.42 existing, 8' proposed, 11' revised proposed

EXHIBITS 10/22/2024

A-12 Plan entitled "Plot Plan" prepared by InSite Surveying, LLC, last revised October 9, 2024, consisting of two (2) sheets;

A-13 Review memorandum, prepared by Collier's Engineering, dated October 15, 2024

A-14 Aerial Exhibit of Buono Residence prepared by InSite Engineering, revised October 22, 2024

A-15 Neighborhood Aerial Exhibit of Buono Residence prepared by InSite Engineering, revised October 22, 2024.

A-16 Plan entitled "Proposed Alteration for Buono Residence," prepared by Brian Fitzgerald Architect + Design, last revised September 15, 2024, consisting of six (6) sheets.

A-17 Summary of Changes Letter prepared by InSite Engineering & Surveying, LLC, dated October 10, 2024

Mr. Kennedy stated this was a hearing continuance and reviewed with the Secretary the eligible Board members. All members present were eligible to vote for this matter. Mr. Kennedy described additional exhibits which were marked **Exhibits A-12, A-13.**

Motion to Approve Application as Amended with Conditions

RESULT:	ADOPTED AS AMENDED [8 TO 1]
MOVER:	Darren Davis, Class IV
SECONDER:	Michael Dailey, Class IV
AYES:	Whitson, Kahle, Widdis C, Foster, Widdis L, Davis, Dailey, Calver
NAYS:	Cooper

At 8:08 PM, the Board took a 5-minute recess.

At 8:14 PM, the Board resumed the meeting with all members present.

IX. New Business:

1. PB2024-07 Senkeleski, Joseph
24 Vreeland Place
Block 60, Lot 7

Construct additions to the dwelling including a mud room and porch and add a second floor to the existing detached garage and associated improvements that require the following variance relief:

- Minimum Front Yard Setback: 30' required, 18.4' existing, 15.4 proposed
- Maximum Height, Accessory Structure: 15' permitted, 15.5' existing, 23.25 proposed

Exhibits:

A-1 Land Development Application

A-2 Application Narrative Attachment

A-3 Plan entitled "Survey of Property" prepared by Charles Surmonte P.E. & P.L.S., dated May 7, 2024

A-4 Plan entitled "Senkeleski-Meyer Residence" prepared by Kellenyl Johnson Wagner, last revised October 9, 2024, consisting of seven (7) sheets

A-5 Colliers Engineering Review Letter dated October 15, 2024

Motion to Approve with Conditions

RESULT:	ADOPTED [8 TO 1]
MOVER:	Darren Davis, Class IV
SECONDER:	John (Jack) Kahle, Vice Chairman
AYES:	Kahle, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey, Calver
NAYS:	Whitson

- X. Petitions from the Public:** Chairman Whitson opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Whitson closed that portion of the meeting.

- XI. Adjournment:** As there was no further business, the meeting was adjourned at 9:13 pm on a motion by Mr. Dailey, seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary