BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● SEPTEMBER 10, 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
James Whitson	Chairman	Present
John (Jack) Kahle	Vice Chairman	Absent
Christopher Widdis C	Mayor's Designee	Absent
Patty Cooper	Class III Council Liaison	Present
Joseph Foster	Environmental Commission Liaison	Present
Leslie B Widdis L	Class IV	Absent
Darren Davis	Class IV	Present
Michael Dailey	Class IV	Absent
Kevin Calver	Class IV	Present
David Gruskos	Alternate I	Absent
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 there was no report for pending applications, the technical review committee met to review the Netflix application and should be scheduled sometime in October or November for its public hearing.

VII. Approval of Minutes:

1. Minutes of Aug 13, 2024 7:00 PM - Tabled

VIII. Old Business:

1. Resolution of Approval - 23 Vreeland Place - As the resolution was provided in advance, Mr. Kennedy summarized the resolution, reviewed its conditions and made revisions based on Board member comments on drainage locations and tree sizes, which the Board found acceptable as amended.

RESULT:	**ADOPTED [4 TO 0]**
MOVER:	Darren Davis, Class IV
SECONDER:	Louis J. Padula, Alternate II
AYES:	Whitson, Cooper, Davis, Padula
ABSENT:	Kahle, Widdis C, Widdis L, Gruskos
INELIGIBLE:	Foster, Dailey, Calver

2. PB2024-03 Buono, Frank CARRIED FROM SEPTEMBER 10, 2024
   Block 19, Lot 14.01
   35 Wyandotte Ave.

EXHIBITS
A-1 Land Development Application
A-2 Final as built survey, prepared by Insight Surveying, last revised October 2, 2023
A-3 Plot Plan, prepared by Insight Surveying, last revised March 22, 2024
A-4 Architectural Plans, prepared by Brian Fitzgerald, last revised February 29, 2024
A-5 Review memorandum, prepared by Colliers Engineering, dated June 13, 2024
A-6 Set of Photographs, series of overhead photos representing the area where the property is located, prepared by Insight Engineering, dated June 20, 2024
NEW
A-7 Plan entitled "Plot Plan" prepared by InSite Surveying, LLC, last revised August 23, 2024, consisting of one (1) sheet;
A-8 Plan entitled "Proposed Alteration for Buono Residence," prepared by Brian Fitzgerald Architect + Design, last revised August 27, 2024, consisting of six (6) sheets.
A-9 Review memorandum, prepared by Collier's Engineering, dated September 9, 2024.

Mr. Kennedy described and marked new Exhibits A-7, A-8, A-9. Mr. Kennedy stated this was a hearing continuance and reviewed with the Secretary the eligible Board members of which only 4 members were eligible.
Due to only 4 eligible Board members present, Mr. Witek, Applicant's Attorney, requested a brief recess to discuss with his client whether or not to proceed.

The Board took a 2-minute recess at 7:11 PM remaining on the record.

Mr. Witek returned and requested on behalf of his client to carry the application with no additional notice required to the September 24, 2024 meeting which was approved on a motion by Mr. Davis, seconded by Mr. Foster and approved by the Board.

IX. **New Business** - None

X. **Petitions from the Public:** Chairman Whitson opened the meeting to Petitions from the Public. As no one else 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 7:15 pm on a motion by Councilwoman Cooper which was seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary