



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES • MAY 14, 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 7:14 PM due to technical issues.
- 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	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	Absent
Kevin Calver	Class IV	Absent
David Gruskos	Alternate I	Absent
Louis J. Padula	Alternate II	Absent
Jeanne Smith	Board Secretary	Present
Kevin Kennedy	Board Attorney	Present
William White	Board Engineer/Planner	Absent

- VI. **Board Business:**
- Report of Pending Applications - Ms. Smith advised that next meeting was scheduled for May 28, 2024, there are two applications tentatively scheduled - an amendment of Site Plan for the Allison Hall parcel and 35 Wyandotte seeking installation of a pool and associated improvements.
 - Mandatory SWM Training - Ms. Smith advised that the Borough was in the process of updating its stormwater requirements with the State. Part of the process requires that all Planning/Zoning Board members watch a video regarding Stormwater Control for Site Plans and certify to same. Board members were asked to complete as soon as possible but not later than July 1. If necessary, a workshop would be scheduled at a future date for a training session to watch the video as a Board.
- VII. **Approval of Minutes:**
- Planning/Zoning Board - Regular - Oct 11, 2022 7:00 PM - Tabled
 - Planning/Zoning Board - Regular - Jun 27, 2023 7:00 PM - Tabled
 - Planning/Zoning Board - Regular - Apr 9, 2024 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Patty Cooper, Class III Council Liaison
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis
ABSENT:	Dailey, Calver, Gruskos, Padula

VIII. Old Business:

1. PR-24-14 Resolution of Approval, JCP&L Substation - As the resolution was provided in advance, Mr. Kennedy summarized the resolution, reviewed its conditions, reviewed comments submitted by the Applicant's attorney and Board Engineer which the Board found acceptable as modified.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Darren Davis, Class IV
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis
ABSENT:	Dailey, Calver, Gruskos, Padula

2. Manvan LLC – Request for 2nd Extension of Minor Subdivision Approval
190-192 Monmouth Blvd
Block 65, Lots 40 & 41

Ms. Smith summarized the Applicant's request for a 2nd extension of the minor subdivision approval as they are actively working to complete the conditions of the approval but are having an issue with the removal of one of the building tenants in order to demolish all structures as conditioned by the Board. After discussion, the Board agreed to grant the second extension for one year through May 3, 2025.

3. **PR-24-15** Second Extension of Approval for PR-22-32

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darren Davis, Class IV
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis
ABSENT:	Dailey, Calver, Gruskos, Padula

IX. New Business: None

- X. **Petitions from the Public:** Chairman Whitson opened the meeting to public comments. As no one else from the public appeared, that portion of the meeting was closed.

- XI. **Adjournment:** As there was no further business, the meeting was adjourned at 7:33 pm on a motion by Mr. Davis, seconded by Mrs. Barham-Widdis with all in favor.

Respectfully submitted,

Jeanne Smith
Board Secretary