



BOROUGH OF OCEANPORT PLANNING BOARD MINUTES • REGULAR MEETING

Clement V. Sommers Municipal Building
910 Oceanport Way, Oceanport, NJ 07757

FEBRUARY 11, 2025 at 6:00 PM

1. **Call to Order:** The Chairman called the February 11, 2025, Planning Board Meeting to order.
2. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 25, 2025 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.
3. **Flag Salute:** Chairman Whitson led attendees and Board members in the flag salute.

4. **Roll Call:**

STATUS	NAME, TITLE	ARRIVED
PRESENT:	Councilwoman Patricia Cooper Joseph Foster Leslie Barham Widdis Mike Dailey Darren Davis James Whitson John Kahle Lou Padula	
ABSENT:	Christopher Widdis Dave Gruskos Kevin Calver	

ALSO PRESENT: Stephanie Kramer, Temporary Planning Board Secretary
Kevin Kennedy, Planning Board Attorney

5. **Appointment of Temporary Board Secretary:**

RESULT:	ADOPTED (8 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Joseph Foster
AYES:	Patricia Cooper, Joseph Foster , Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Lou Padula
NAYS:	None
ABSTAIN:	None

6. **Board Policy:** It is Board Policy that no application will be opened after 9:30 PM. No new testimony will be taken after 10:00 PM, except at the discretion of the Board. Chairman Whitson made a motion to cancel the February 25, 2025 Planning Board Meeting due to no new applications. Mr. Foster seconded and all were in favor.

7. **Old Business:**

1. **PB2020-09 MPCC II, LLC - Request for Extension of Approval PR-20-29**

2 Crescent Place

Site Plan, bulk variances and design waiver to expand on-site parking facilities:

RESULT:	ADOPTED (8 TO 0)
MOVER:	Leslie Barham Widdis
SECONDER:	Joseph Foster
AYES:	Patricia Cooper, Joseph Foster , Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Lou Padula
NAYS:	None
ABSTAIN:	None

Mr. Kennedy introduced Salvatore Alfieri, Esq., of Cleary Giacobbe Alfieri Jacobs, attorney for the applicant. Mr. Alfieri explained that the applicant received site plan approval on November 10, 2020, to expand the on-site parking facilities to accommodate training activities conducted by its tenant, Saint Barnabas. The project was delayed due to the COVID-19 pandemic. Although the site plan approval does not expire, the applicant's statutory protection against zoning changes is limited. Accordingly, the applicant requested three retroactive one-year extensions through November 10, 2025.

Mr. Alfieri noted that the applicant had obtained CAFRA and Flood Hazard Area approvals from the New Jersey Department of Environmental Protection, completed the Crescent Place improvements authorized by the Borough Council, and received final approval from the Monmouth County Planning Board on January 6, 2025.

Ms. Barham-Widdis made a motion to approve the three retroactive one-year extensions through November 10, 2025, subject to all conditions of the prior approval remaining in full force and effect. Mr. Foster seconded the motion.

2. **PR-25-06 Resolution of Approval Extension of Approval for PR-20-29:**

RESULT:	ADOPTED (8 TO 0)
MOVER:	Leslie Barham Widdis
SECONDER:	Lou Padula
AYES:	Patricia Cooper, Joseph Foster , Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Lou Padula
NAYS:	None
ABSTAIN:	None

Before Mr. Alfieri left the meeting, Mr. Kennedy advised that, due to the anticipated cancellation of the Board's next meeting, he had prepared a resolution memorializing the extensions. With no objections from the Board, Mr. Kennedy read the resolution into the record. The resolution extended the applicant's statutory protection retroactively through November 10, 2025, with all other terms and conditions of the prior approval remaining in full force and effect. At Ms. Barham-Widdis's request, Mr. Kennedy agreed to correct the resolution to reflect the initial two-year protection period followed by three one-year extensions. Ms. Barham-Widdis made a motion to adopt the resolution subject to that correction. Mr. Padula seconded the motion.

3. **PR-25-07 Resolution of Approval of 469 Driveway:**

RESULT:	ADOPTED (6 TO 0)
MOVER:	Darren Davis
SECONDER:	John Kahle
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle
NAYS:	None
ABSTAIN:	Joseph Foster , Lou Padula

The Board considered a resolution memorializing its approval of Application PR-25-07, Resolution of Approval of 469 Driveway, to construct a porch addition to an existing single-family home. Mr. Kennedy reviewed the conditions of approval, including the removal of 233 square feet of pavers from the existing rear patio to ensure compliance with the prevailing lot coverage requirements. The area from which the pavers are removed shall be permanently replaced with landscaping, stone, or another pervious material approved by the Board Engineer.

Mr. Kennedy advised that a sentence concerning whether an uncovered porch would count toward building coverage would be removed from the resolution based on Mr. White's clarification. The resolution would also provide that the porch shall not be enclosed without further formal approval from the Board. Mr. Davis made a motion to adopt the resolution as amended. Mr. Kahle seconded the motion.

8. **New Business:**

1. **None:**

9. **Petitions from the Public:** None.

10. **Adjournment:**

RESULT:	ADOPTED (8 TO 0)
MOVER:	Joseph Foster
SECONDER:	Lou Padula

AYES:	Patricia Cooper, Joseph Foster , Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Lou Padula
NAYS:	None
ABSTAIN:	None