

**Planning Board Meeting 1-7-2014**

**TOWNSHIP OF OCEAN  
Planning Board  
Meeting  
January 7, 2014**

**7:15 P.M.**

**Pledge of Allegiance**

**STATEMENT:** Pursuant to the provisions of the New Jersey, Open Public Meetings Act, sending copies of the notice of meeting properly provided adequate notice of the meeting to the Times Beacon and the Asbury Park Press. Notice was posted on the bulletin board in the Administration Building.

The reorganization meeting of the Planning Board was held on the above date and time; Chairman Sneddon called the meeting to order.

**ROLL CALL**

Members Present	Ralph Avellino	Nick Bonamassa	Daniel Collamer
	James Eckert	Aaron Shapiro	William Sneddon
	Rita Sweeney	Dennis Tredy	Tina Wetter
	John Petrosilli		

Chairman Sneddon asked if there were any amendments, or discussion on the minutes of the Regular Planning Board meeting of December 5, 2013.

Motion was made by Ralph Avellino to approve the minutes and seconded by Tina Wetter. Roll Call (Ayes) Avellino, Wetter, Bonamassa, Collamer, Eckert, Shapiro, Sweeney, Tredy and Sneddon.

Chairman asked if there was a motion to approve the vouchers for payment. Dan Collamer made a motion to approve and Aaron Shapiro seconded it. Roll Call (Ayes) Collamer, Shapiro, Avellino, Bonamassa, Eckert, Sweeney, Tredy, Wetter, Sneddon.

**OLD BUSINESS**

Resolution No 09-13-PB  
MBI Development Co. Inc. "The Willows"  
Block 41, Lots 9,25,26,27,28,29.02,29.07,30 & 36.01  
Pre/Final Site Plan Approval

Kirk Pavoni from MBI Development asked to speak to the Board in reference to the Resolution for "The Willows" There are a few typos and a few inaccuracies that will have to be corrected. Following are the changes that Mr. Pavoni read into the record.

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Corrections and changes that need to be made for Resolution No. 09-13-PB

- 1<sup>st</sup> Page Change Ocean Township to **“Township of Ocean”**  
2<sup>nd</sup> Page Change spelling of Attorney’s name from Dilea to **“D’Elia”**  
2<sup>nd</sup> Page Add in the 9<sup>th</sup> WHEREAS add **“roadway designs that deviate from the TYPE “C” road typology defined in the April 2013 revision of the Township Redevelopment Plan**  
3<sup>rd</sup> Page Change – WHEREAS 3. The applicant to **“Coastal Redeveloper”**  
3<sup>rd</sup> Page Change – WHEREAS 5. sought to **“received site plan approval for”** and Change had (in the same sentence) to **“has”**  
5<sup>th</sup> Page Change - WHEREAS 6. The drainage basin to **“Vernal Pond”**  
Change - 14. The first intersecting road located on to **“existing”**  
Add - 16. After Access shall be through add **“either”** and add after Willow Avenue **“or the porch entrance on the interior drive”**  
6<sup>th</sup> Page Add 20 allow pedestrian access in the **“Willow Avenue”** parking area  
Take out **“along pedestrian pathways in the project and in the Willow Avenue Area”**

Discussion took place as to how they could approve the resolution.

Chair stated that he would entertain a motion.

Aaron Shapiro made a motion of approval of the resolution as corrected except for item 20 on page 6 (which can be amended at a later date) subject to the approval of the Board Attorney. Dan Collamer seconded it. Roll Call (Ayes) Aaron Shapiro, Dan Collamer, Avellino, Bonamassa, Eckert, Tredy, Wetter, Sneddon

Chairman asked for a motion to go to Open to Public. Jim Eckert made a motion to open and Ralph Avellino seconded. All in favor (Ayes)

### OPEN TO PUBLIC

Seeing None

### CLOSED TO PUBLIC

Chair asked for a motion to close the open to public session. Aaron Shapiro made the motion and Tina Wetter seconded it. All in favor (Ayes)

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Chair asked for a motion to adjourn the meeting. Tina Wetter made a motion to adjourn and Nick Bonamassa seconded it.

Meeting adjourned at 7:34 P.M.

Respectfully Submitted

Laurie Clune  
Secretary

LC/ld