

Planning Board Meeting 05-05-2022

TOWNSHIP OF OCEAN

Planning Board

May 5, 2022

7:00P.M

FLAG SALUTE

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

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

ROLL CALL

Members Present: Robert Beck	Nicholas Bonamassa	Ralph Dawes
Anthony DeCondo	Dr. Shawn Denning Jr	Donald Lippincott
Dr. Benjamin LoParo	Peter Nese	John Petrosilli
		Aaron Shapiro

Members Absent: Kenneth Baulderstone

PROFESSIONALS PRESENT:

Steven Yost, Haines & Yost

Jason Worth, T&M

APPROVAL OF MINUTES – Regular meeting minutes of April 7, 2022

- Mr. Shapiro motioned to approve minutes, seconded by Dr. Denning. All in favor.

APPROVAL OF BILLS – Attached.

- Mr. Beck motioned to approve the bills, seconded by Mr. Shapiro. All in favor

CORRESPONDENCES:

- List attached.

INFORMALS: NONE

OLD BUSINESS: NONE

RESOLUTIONS

- a. **Resolution No. 2022-2-PB, Matthew J. Mercuro, 3 Central Avenue, Block 86 lot 69 Minor Subdivision Time Extension**

Mr. Worth reminded the board that this is the 1-year time extension.

MOTION TO APPROVE

- Motioned by Dr. Denning, seconded by Mr. Shapiro.

ROLL CALL

Dr. Denning – Yes Mr. Shapiro – Yes Mr. Beck – Yes Mr. Bonamassa – Yes

Mr. DeCondo – Yes Dr. LoParo – Yes Mr. Nese – Yes Mr. Petrosilli – Yes

Mr. Lippincott – Yes

NEW BUSINESS

- a. **Ordinance No. 2022-12 An ordinance of the Township of Ocean, County of Ocean, State of New Jersey, adopting an amendment to the Phase 1 – Route 9 Redevelopment Plan**

Mr. Worth discussed that this was introduced to the committee on April 19th. This is the area near ShopRite. This amendment will allow a permitted use for one medical marijuana retail establishment in the redevelopment area. The township committee referred it to the planning board to make sure it complies with the goals and objectives of the master plan of the township. Mr. Worth noted this ordinance does not violate any development goals of the master plan.

OPEN TO PUBLIC

- Motioned by Mr. Shapiro, All in favor.

No one in public

CLOSED TO PUBLIC

- Motioned by Mr. Shapiro, All in favor.

MOTION TO APPROVE

- Motioned by Mr. Shapiro, seconded by Dr. Denning.

ROLL CALL

Mr. Shapiro – Yes Dr. Denning – Yes Mr. Beck – Yes Mr. Bonamassa – Yes

Mr. DeCondo – Yes Dr. LoParo – Yes Mr. Nese – Yes Mr. Petrosilli – Yes

Mr. Lippincott – Yes

- b. **Ordinance No. 2022-10 An ordinance Of the Township of Ocean, County of Ocean State of New Jersey Amending to amend the Official Zoning Map of the**

Township and Chapter 410 of the Township Code in order to establish cannabis use overlay zones and provide associated zoning requirements.

Mr. Worth discussed that this was another ordinance introduced to the committee on April 19th, and falls under the category of recreational marijuana. This ordinance creates two overlay zones within the EC zoning district, one off Route 9 – northern area of town and one off Wells Mills Road – Route 539. Each sets specific standards in each overlay zones to allow certain classes of marijuana cultivation, manufacturing, wholesaling, and distribution. All indoor, with certain standards of distances to residential properties and roads. This is for the recreational industry, no retail use at this time.

Dr. LoParo noted that by having this ordinance, it gives us the ability to determine where we would like it to be. In addition, any applicant would have to apply through the township committee to be licensed. Also, the town receives 2 percent of the gross.

Chairman Mr. Lippincott wanted the record to reflect that there is no one in the public to comment.

MOTION TO APPROVE

- Motioned by Mr. Shapiro, seconded by Dr. Denning.

ROLL CALL

Mr. Shapiro – Yes Dr. Denning – Yes Mr. Beck – Yes Mr. Bonamassa – Yes

Mr. DeCondo – Yes Dr. LoParo – Yes Mr. Nese – Yes Mr. Petrosilli – Yes

Mr. Lippincott – Yes

MOTION TO ADJOURN

- Motioned by Mr. Shapiro, seconded by Dr. Denning. All in favor.

MEETING ADJOURNED AT 7:19 P.M

NEXT SCHEDULED MEETING WILL BE JUNE 2 @ 7:00PM

Laurie Clune

Board Secretary