

PLANNING & ZONING COMMISSION MEETING MINUTES  
NOVEMBER 19, 2024

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, November 19, 2024, in the Town Hall Meeting Chambers.

**CALL TO ORDER**

The meeting was called to order at 9:00 a.m. by Chair Ferber.

**ROLL CALL**

Town Clerk Avery led the roll call, which was answered by the following:

Chair Shields Ferber	Present
Vice Chair Kenneth Kaleel	Present
Member Marc de Baptiste	Present
Member Fady Khairallah	Present
Member Neal Sigety	Present

**PLEDGE OF ALLEGIANCE**

Chair Ferber led the Pledge of Allegiance.

**PUBLIC COMMENT**

Chair Ferber called for public comment, and there was none.

**APPROVAL OF MINUTES**

**1. Adopt Minutes of the October 15, 2024 Regular Meeting.**

**Vice Chair Kaleel moved to adopt the minutes of October 15, 2024; seconded by Member Sigety. Motion carried 5-0.**

**DISCUSSION/ ACTION ITEMS**

**2. Approval of the 2025 Meeting Dates**

The board had no objections to the meeting dates.

**Vice Chair Kaleel moved to approve the 2025 Meeting Dates; seconded by Member Khairallah. Motion carried 5-0.**

**3. Review Updates to Chapters 66 and 67 Regarding Flood Damage Prevention And The Technical Codes And Other Construction Standards**

Town Attorney Goddeau explained that during the October meeting, the Planning and Zoning Commission reviewed the ordinances and requested a further review of the “substantial improvement” definition.

There was a discussion regarding the definition of a look-back period of two (2) years. More discussion followed regarding base flood elevations.

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Town Attorney Goddeau mentioned that the FEMA maps are being approved in December, so the ordinances must be drafted and approved by the Town Commission expeditiously. She also mentioned that she was advised that a rule will soon require a property to be two (2) feet above the base flood level for federal grants or loans.

Based on the Board discussion, Chair Ferber asked Town Attorney Goddeau what her recommendation for changes to the existing language was, and she answered his question. More discussion followed regarding storm hardening and defining the language to a two (2) years look-back period.

Chair Ferber called for public comment and there was none.

Town Engineer Bamber agreed with the Town Attorney's recommendation.

**Vice Chair Kaleel moved to adopt the “substantial improvement” revised language except for adding storm hardening measures in addition to any safety code violations and limiting lookback period to two years; seconded by Member Khairallah. Motion carried 5-0.**

#### **WORKSHOP DISCUSSION ITEM**

#### **4. Required Comp Plan Updates**

Town Planner O’Gorman provided an update on the item.

Jim Fleischman updated the Commission on the drafted maps, updated recreation and open space elements, and 2025 Ear-Based Amendments, which he handed out.

There was a discussion regarding the revisions to the goals, objectives, and policy recommendations recommended by staff and the town consultants.

Vice Chair Kaleel emphasized that staff recommendations and statutory changes in language should be identified. More discussion followed regarding identifying non-statutory items.

Chair Ferber opened the floor for public comment.

The following spoke: Carolyn Cassidy

There was a discussion regarding revising the future land use map.

The Commission requested digital copies of the completed Comp Plan before the meeting. They discussed scheduling another workshop or a special meeting before the final hearing in January.

Chair Ferber closed the floor for public comment.

#### **COMMISSIONER COMMENTS**

Member de Baptiste expressed that pedestrian walkway signage along Old Ocean Blvd is needed.

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Chair Ferber mentioned that he asked staff questions about the relationship between the park in the North and the residents on Harbour Island, which has become out of balance lately. He stated that renovation work did not comply with the 1985 agreement, and the Town Commission has been made aware of the issue. He also mentioned that Vice Chair Kaleel and himself separately have taken and provided pictures of water coming over seawalls, gaps in the seawalls, and water in the Town right of way.

Vice Chair Kaleel announced that the Town of Manalapan is reopening the Sand Transfer Plant and there was brief discussion regarding the history.

Member Khairallah left the dais.

**ADJOURNMENT**

**Vice Chair Kaleel moved to adjourn the meeting; seconded by Member Sigety. Motion carried 4-0.**

Meeting adjourned at 10:49 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on December 17, 2024.

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

