

SPECIAL MEETING: 7:00 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

MEMBERS

PRESENT: Joseph DiBenedetto, Alt I
 John Duthie, Alt II
 Warren Goode, V Chair
 Stephen Levy
 John Verrilli

MEMBERS

ABSENT: Robert Acerra
 Anthony Andrisano
 Fred Brody
 Estelle Klose
 Brian Lefferson
 Thomas Means, Chair

OTHERS PRESENT:

Sanford Brown, Esquire,
William Fitzgerald, PE
James Higgins, PP,
Marianne Wilensky,
Rachel Montemarano,

Board Attorney
Board Engineer
Board Planner
Planning Administrator
Planning Board Secretary
Recording Secretary

Vice Chairman Goode announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice having been sent to the Asbury Park Press and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk on January 19, 2016.

NEW CASES

Cindy Lane Family Ventures, LLC

Block 1.02 Lot 51.11
Cindy Lane
Ocean
Zone AR3/PRD

This is an application for preliminary and final site plan approval in order to construct a 48 unit apartment community. Variances may be required.

Attorney for the applicant: Peter S. Falvo, Jr., Esquire

The Board's information packet containing reports of the Board's professionals was marked B-1. Board Planner James Higgins, PP read his report and Board Engineer William Fitzgerald, PE summarized his report. He explained that his report was issued today, after having a technical review meeting with the applicant's engineer on Friday. During the meeting, they discussed the layout and access where he suggested that the applicant flip the buildings, allowing for better function and circulation. Rotating Building A would also situate the community areas further away from the residences to the south. Mr. Fitzgerald also referenced the Environmental Commission's report saying that he is encouraging a strict stormwater management plan in order to lessen the impacts to Whalepond Brook.

Bernard Reilly, Esquire announced that he is representing the owner of Bodymotion. He is not objecting to the use, but believes that there are major issues with traffic and drainage. He said that those issues have not been addressed by the applicant.

The attorney for the applicant, Peter S. Falvo, Jr., Esquire submitted the following items into evidence:

- A-1 Site plans prepared by Mid-Atlantic Engineering consisting of 12 pages dated December 28, 2015
- A-2 Boundary and topographic survey dated November 11, 2015 revised through December 22, 2015
- A-3 Architectural Plans prepared by Kitchen & Associates consisting of 6 pages dated January 6, 2016
- A-4 Stormwater management statement prepared by Mid-Atlantic Engineering dated December 27, 2015

A-5 Traffic engineering assessment prepared by Shropshire Associates dated
January 13, 2016

William Parkhill, PE of Mid-Atlantic Engineering, the engineer for the applicant who prepared the site plan was presented in order to explain the proposed application. He referred to an exhibit of the site location that was marked into evidence A-6. They are proposing 48 units of affordable housing within 2 three-story buildings. He then referred to an exhibit of a color rendering of the layout and landscape plan that was marked into evidence A-7. A third exhibit of the revised site plan based on the changes discussed at the meeting on Friday was marked A-1 for ID-only. He explained that they are now proposing to flip Building B and the parking lot to have one central loop parking lot between the buildings. He said that it would create less impervious coverage and more green area. The community building is being moved closer to the entrance and further away from the residences to the south. The parking spaces are being reduced to 9'x18'. The dumpster enclosure will be shifted for better pick-up circulation.

Mr. Parkhill discussed the emergency access with Mr. Fitzgerald. The secondary emergency access was removed, but they could relocate the tot lot if the Township required the second access. Mr. Fitzgerald said that the emergency access should hook into a main roadway.

Mr. Falvo went through Mr. Fitzgerald's report, noting that the applicant can comply with most of the items in his report. Referring to Mr. Higgins' report, Mr. Falvo went through the requested variances. Mr. Parkhill said that the variance for the change in grade of 2' or more is necessary for the basin. They are now proposing only one infiltration basin. With regard to the buffer requirement, Mr. Parkhill said that the applicant is agreeable to selectively identifying areas that need more plantings and will work with the Board Planner to come up with a landscape plan prepared by a Licensed Landscape Architect in order to provide the necessary buffering. With regard to irrigation and tree removal, Mr. Parkhill said that irrigation is a big expense on top of the donation that would be required toward the Shade Tree Fund. He suggested that the donation be reduced due to the proposed irrigation. He also suggested that an approval be conditioned upon the applicant returning to the Board in order to approve the landscape plan and tree removal. Vice Chairman Goode said that that is a reasonable request.

Mr. Parkhill described the proposed site, which includes three-story buildings that will be served by public water and sewer. There will be a centrally located trash enclosure with a separate pedestrian entrance. There will be a private carrier for garbage pickup. He said that they have eliminated one basin and increased the size of the remaining basin. Water will flow at a slower rate to Cindy Lane than what currently exists. He said that there is 1.5 parking spaces / unit and they comply with the parking requirement.

Mr. Reilly said that he understands that this plan was just formulated within a few days and that it has not been on file for the required 10 days before the hearing making this a defective hearing. He said that there are major issues with the drainage and traffic and he needs time to review the plans and reports with his experts and client. Mr. Falvo responded that this plan is not substantially different and was marked for identification only. The plan needs to be re-engineered to show everything that they have agreed to do. With regard to drainage, the applicant will comply with the DEP regulations for stormwater management. With regard to traffic, they have a traffic expert that will testify.

Board Attorney Sanford Brown, Esquire said that he understands both arguments. He said that Mr. Falvo could be conservative and re-notice to avoid any appeal issues. He also suggested that Mr. Reilly could waive his objection to the applicant continuing as long as Mr. Falvo does not ask for a resolution tonight in order to give time for Mr. Reilly to review the plans and reports. Mr. Reilly said that someone other than himself could have an objection. He said that while the new plan is better, it is different, and he wants time to review it.

The Board took a break, resuming at 8:30 PM.

Mr. Falvo said that he will re-notice and carry to the next regular meeting of February 22, 2016.

Vice Chairman Goode carried this application to February 22, 2016 with new notice to be given.

**Kane Brewing Company/
Michael Kane**

Block 176 Lot 2
1750 Bloomsbury Avenue
Wanamassa
Zone I-1

This is an application for minor site plan subcommittee approval in order to add a chiller unit.

Planning Administrator Marianne Wilensky said that this application is not ready to proceed tonight.

Sam and Jane Sutton

Block 23 Lot 18
318 Sherman Avenue
Deal Park
Zone R-2

This is an application for minor site plan subcommittee approval to authorize the completed removal of 3 trees. A donation to the Shade Tree Fund is proposed.

Planning Administrator Marianne Wilensky explained that this is new house construction with a specific tree removal and replacement plan. Three trees were removed without permits. The applicant has asked to make a donation to the Shade Tree Fund. Ms. Wilensky said that the resolution includes conditions that they must make the donation and submit a plan showing the trees that were removed and replaced. In addition, no trees are to be removed within a two year period unless deemed necessary by a certified tree expert.

A motion of approval was made by Warren Goode and seconded by Stephen Levy.

In Favor: DiBenedetto, Duthie, Goode, Levy, Verrilli
Opposed: None
Ineligible: None
Absent: Acerra, Andrisano, Brody, Klose, Lefferson, Means

Meeting adjourned at 8:35 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary