

CAUCUS SESSION: 7:00 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Minor Site Plan Subcommittee application

Ocean Seniors, LLC
Block 1.02 Lot 72

Planning Administrator Marianne Wilensky explained that the originally approved amenities package included an outdoor pool but because the building was occupied mainly by senior citizens, they added the enclosure. This year they decided they did not want to keep the pool open year round and removed the enclosure without permits or approvals. It was discovered that the enclosure was removed because they wanted to add gas grills and fire pits and expand the patio. Chairman Means felt that additional landscaping should be added. The Board Planner recommended approving the application conditioned upon the submission of a landscaping plan. The minor site plan subcommittee unanimously recommended this application for approval by the full board conditioned upon additional landscaping.

REGULAR MEETING: 7:30 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

MEMBERS

PRESENT: Robert Acerra
Anthony Andrisano
Fred Brody
Joseph DiBenedetto, Alt I
John Duthie, Alt II
Warren Goode, V Ch
Estelle Klose
Brian Lefferson
Stephen Levy
John Verrilli
Thomas Means, Chair

MEMBERS

ABSENT:

OTHERS PRESENT:	Sanford Brown, Esquire, James Higgins, P.P., William Fitzgerald, P.E., Marianne Wilensky, P.P, Rachel Montemarano,	Board Attorney Board Planner Board Engineer Planning Administrator Planning Board Secretary Recording Secretary
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Chairman Means 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 March 18, 2016.

CASE CARRIED to May 23, 2016

TOLL NJ I, LLC

Block 35 Lots 6, 7, 8, 10, 11, 13, 14 & 46
West Park Avenue at Green Grove Road
Ocean

CASES CARRIED to June 27, 2016

**NYSMSA Limited Partnership
d/b/a Verizon Wireless**

Block 26.04 Lot 6
68 Monmouth Road
Oakhurst

**Central Jersey Urgent Care, LLC
Ocean 733 Associates, LLC**

(Medical Use in Circle Plaza)
Block 140 Lot 105, 106, 107, 109
731 Highway 35
Ocean

58 Monmouth Road, LLC

(Juno/Rook Coffee)
Block 26.04 Lot 2
58 Monmouth Road
Oakhurst

JURISDICTION TRANSFERRED to Board of Adjustment Meeting of June 13, 2016 (New notice to be provided)

4N Investors (Dean's Market)

Block 209 Lot 15
1119 Highway 35
Ocean

MINUTES FOR APPROVAL

A motion was made by Warren Goode and seconded by Stephen Levy to approve the minutes from the special meeting of **February 1, 2016**.

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

A motion was made by Warren Goode and seconded by Joseph DiBenedetto to approve the minutes from the meeting of **February 22, 2016**.

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

A motion was made by Warren Goode and seconded by Fred Brody to approve the minutes from the special meeting of **March 1, 2016**.

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

A motion was made by Warren Goode and seconded by Joseph DiBenedetto to approve the minutes from the meeting of **March 14, 2016**.

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

CARRIED CASE

Brielle Avenue, LLC

Block 184 Lots 1, 4
1304-1306 Brielle Avenue
Ocean
Zone I-1

This is an application for preliminary and final site plan approval with variances.

Attorney for the applicant: Jennifer S. Krimko, Esquire

The Board's information packet containing the reports of the Board's professionals and in-house departments was marked B-1. The Board Planner, James Higgins, PP, read his report and Board Engineer William Fitzgerald, PE summarized his report. He noted that he met with the applicant before and after the application was filed and the revised plans address all of his serious concerns. Planning Administrator Marianne Wilensky noted that there is a final violation notice, which includes a dealership parking new vehicles on site. Mr. Higgins said that the vehicles are still there as of today. Attorney for the applicant, Jennifer S. Krimko, Esquire said that the dealership has since gotten approvals in another township and the cars will be moved. The violation notice also cites outside storage of equipment, which Ms. Krimko said that the owner of the property is dealing with this issue and the tenant has been advised that she cannot do that.

The following items were marked into evidence:

- A-1 Site plan consisting of 16 sheets dated August 27, 2015 revised through April 22, 2016
- A-2 Architectural plan dated August 27, 2015
- A-3 A rendered landscape plan
- A-4 Landscape plan superimposed onto an aerial photo
- A-5 Layout plan overlay onto aerial photo
- A-6 Photo view of where the proposed wall will be located
- A-7 Color rendering of the façade
- A-8 Existing floor plan dated May 9, 2016

Radim Kucera, PE, the engineer for the applicant, referred to A-4 to describe the partially developed site which is located at the corner of Brielle Avenue and Valley Road. There is an existing building in the south westerly corner. Referring to A-3, Mr. Kucera said that the applicant is proposing two new buildings and an addition to the existing building. A concrete area for outside storage is proposed, which will be shielded by a proposed retaining wall. He said that there will be no aesthetic impact from the road, but a fence could be added if the Board wanted it. The retaining wall is necessary due to the slope of the property. Mr. Fitzgerald asked what is going to be stored in the concrete area. Mr. Kucera said that it will be for the tenant who is currently storing materials outside, but it will all be contained onto this concrete slab. Ms. Krimko said that the ordinance requires that it be screened, so they will add a fence, and it would have to be less than the height of the fence. Mr. Kucera went through the other requested variances, including curb cut location. He said that they are proposing four curb cuts for better circulation and ease of accessibility. The property is large enough to create five separate lots each with its own curb cut along Valley Road. Two monument signs are proposed on Valley Road for identification and to prevent confusion for trucks entering the site. The sign colors will match the colors of the building. Mr. Higgins added that the site could be subdivided with each lot having its own sign. Mr. Kucera said that they are not proposing islands as to maximize the number of spaces and help with maneuverability. The locations of the trash enclosures were discussed for ease of access for tenants and garbage trucks and for safety and visibility. It was decided that the locations would be worked out during a technical review meeting. Ms. Krimko said that the applicant will comply with the tree preservation and relocation requirement and the landscaping will be reworked to address the concerns of the Board professionals.

The architect for the applicant, David Collins, said that the facade will be a synthetic stucco with decorative masonry along the bottom and a flat roof. The color scheme was based on the colors of the existing building, though the new buildings will not completely match the existing building. There are no current plans to update the existing

building, but the applicant agreed to update the west and south sides of the building that are visible from the street.

Marianne Wilensky, Planning Administrator, asked about the proposed location of the mechanicals as they must be screened from view. Mr. Collins said that they are going to be tucked into the building on ground mounted pads, not on the roof. He said that he will show the location on the plans.

Board member Estelle Klose asked about signage on the buildings for the tenants. Mr. Collins said that the signs all conform to the ordinance. Mr. Higgins said that a sign package is needed for color scheme. Mr. Collins said that while they do not yet have tenants to know what the signs will look like, a color palette will be submitted.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

In Favor: Acerra, Andrisano, Brody, Goode, Klose, Lefferson, Levy, Verrilli, Means
Opposed: None

A motion to approve the application was made by Thomas Means and seconded by Stephen Levy.

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

The resolution will be memorialized on May 23, 2016.

NEW CASE

Ocean Seniors, LLC

Block 1.02 Lot 72
20 Hidden Meadows Drive
Ocean
Zone AR-3/PRD

This is an application for minor site plan subcommittee approval to allow modifications to a previous approval which have already been made and to add additional outdoor amenities.

The minor site plan subcommittee unanimously recommended this application, which includes removing the pool enclosure, for approval. Along with the standard conditions of approval, a condition will be added that the applicant submit a landscape plan subject to the review of the Board Planner.

A motion to approve and memorialize the application was made by Thomas Means and seconded by Fred Brody.

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

Meeting adjourned at 8:45 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary