

CAUCUS SESSION: 7:00 P.M. First Floor Conference Room  
Deal and Monmouth Roads  
Oakhurst

DISCUSSION: **Ordinance #2123** Planning Board Planner James Higgins explained that this ordinance involves the Ocean Senior Center Complex on Hidden Meadows Drive. The Complex has been having problems renting the units. The applicant is seeking relief to remove the age restriction requirement. They sent a letter to Township Council because they need help addressing the municipal housing requirements. This ordinance will allow them to lift the municipal restriction without lifting the age restriction on housing, but it requires that they add some affordable housing units to the site. Therefore, they will submit an application to the Planning Board for thirteen to nineteen affordable units.

The Planning Board Members felt that it is not in conformance with the Master Plan, but it is consistent with the intent of the Master Plan. They recommended approval to the Township Council.

DISCUSSION: **Ocean Party, L.L.C.**  
Block 33, Lots 20, 21  
**Minor Site Plan Subcommittee Application**

The Minor Site Plan Subcommittee did not recommend approval of this application and instructed Planning Administrator Marianne Wilensky to notify the applicant that they must make application to the full Board.

DISCUSSION: **Westwood Oaks**  
Block 182, Lots 72, 73, 74, 75, 78  
**Minor Site Plan Subcommittee Application**

This is an application for replacement of two free-standing signs, which will be fully conforming. The Minor Site Plan Subcommittee recommended approval of this application.

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

MEMBERS Fred Brody, Alternate II  
PRESENT: Carlo Gallelo  
William Garofalo  
Warren Goode, Vice Chair  
Estelle Klose  
Stephen Levy  
Joanne Nadell  
John Verrilli, Alternate I

MEMBERS Anthony Andrisano  
ABSENT: George Sarios  
Thomas Means, Chair

**OTHERS PRESENT:** Sanford Brown, Esquire, Board Attorney  
James Higgins, Board Planner  
William Fitzgerald, Board Engineer  
Marianne Wilensky, Planning Administrator  
Margo Simpson, Planning Board Secretary  
Recording Secretary

Vice Chairman Warren 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, the coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 14, 2008.

In the absence of Chairman Thomas Means, Vice Chairman Warren Goode chaired this meeting.

**MINUTES FOR APPROVAL** a motion was made by Warren Goode and seconded by Fred Brody to approve the minutes from the meeting of **December 8, 2008**.

IN FAVOR: Brody, Gallelo, Goode, Klose, Levy, Nadell, Verrilli, Garofalo  
OPPOSED: None  
INELIGIBLE: Levy  
ABSENT: Andrisano, Sariosotis, Means

**RESOLUTION MEMORIALIZATIONS**

**Cedar Village at Ocean, L.L.C**  
Block 150.07, Lots 33, 34  
49 Sequoia Parkway  
51 Sequoia Parkway  
Wayside  
**Minor Subdivision Approval**

MOVED: Means      SECOND: Goode  
FAVOR: Brody, Gallelo, Garofalo, Goode, Klose,  
Nadell, Verrilli  
OPPOSED: None  
INELIGIBLE: Levy, Sariosotis  
ABSENT: Andrisano, Means

**Laurel Avenue Associates**  
Block 129, Lot 10  
1310 Laurel Avenue  
Wanamassa  
**Minor Subdivision Approval**

MOVED: Means      SECOND: Goode  
FAVOR: Brody, Gallelo, Garofalo, Goode, Klose,  
Nadell, Verrilli  
OPPOSED: None  
INELIGIBLE: Levy, Sariosotis  
ABSENT: Andrisano, Means

**4 N Investors, L.L.C**  
Block 209, Lot 35  
1119 Highway 35  
Wanamassa  
**Amended Site Plan Approval**

MOVED: Means      SECOND: Goode  
FAVOR: Brody, Gallelo, Garofalo, Goode, Klose,  
Nadell, Verrilli  
OPPOSED: None  
INELIGIBLE: Levy, Sariosotis  
ABSENT: Andrisano, Means

**CARRIED to February 23, 2009**

<b><u>R &amp; S Realties, LLC</u></b> Block 1.05, Lots 8, 9 40 Cindy Lane 18 Cindy Lane Wayside	<b><u>Seaview Square, LLC</u></b> Block 141, Lots 1, 23 Highway 35 and Route 66 Wanamassa	<b><u>1800 Acquisitions, L.L.C.</u></b> Block 34, Lot 16 1800 Highway 35 Oakhurst
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**CARRIED CASES**

**Middlebrook Shopping Center**  
Block 182, Lots 72, 73, 74, 75, 78  
1502 Highway 35  
Wayside  
Zone C-2

This is an application for minor subdivision to move a lot line.  
Attorney for the applicant: John Bonello, Esquire

Vice Chairman Warren Goode explained that his property is on the outskirts of the 200 feet notice requirement on the opposite side of the apartment complex. He felt that he did not have to be disqualified. Board Attorney Sanford Brown and the applicant's attorney both felt that Mr. Goode did not have to disqualify himself.

The Board's information packet was marked as **evidence B-1**. The report of the Board Planner was marked as **evidence B-2**.

John Bonello, Esquire, representing the applicant, explained that the applicant wants to move a lot line and consolidate lots.

Board Engineer William Fitzgerald felt that this request is a 'housekeeping' issue to improve the configuration of the property.

A motion to close the public hearing was made by Warren Goode and seconded by Joanne Nadell.

IN FAVOR: Brody, Gallelo, Goode, Klose, Levy, Nadell, Verrilli, Garofalo  
OPPOSED: None  
INELIGIBLE: None  
ABSENT: Andrisano, Sarios, Means

A motion of approval was made by William Garofalo and seconded by Estelle Klose.

IN FAVOR: Brody, Gallelo, Goode, Klose, Levy, Nadell, Verrilli, Garofalo  
OPPOSED: None  
INELIGIBLE: None  
ABSENT: Andrisano, Sarios, Means

To be memorialized on February 23, 2009.

### **NEW CASES**

**Omnipoint Communications, Inc.**  
Block 1.05, Lot 2  
2108 Kings Highway  
Wayside  
Zone C-3

This is an application for minor site plan approval to co-locate antennas on an existing tower.

Attorney for the applicant: Frank Ferraro, Esquire

The Board's information packet was marked as **evidence B-1**. This packet contained the reports of the Board's professionals and in-house departments, which were read into the record.

Frank Ferraro, Esquire, representing the applicant, explained that Omnipoint, which is also known as T-Mobile, is asking for site plan approval for this conditional use to locate antennas on an existing tower.

Board Planner James Higgins explained that the applicant is seeking to put some equipment on the ground and add antennas to an existing pole. He had no concerns with this request because the use variance has already been granted. Board Engineer William Fitzgerald agreed.

Planning Administrator Marianne Wilensky noted that there has been a continuing issue on this property with violations. As quickly as the violations are corrected, they return. The owner of the property is the problem, not the applicants. Ms. Wilensky read the Code Enforcement Officer's report into the record, which stated many violations.

Ms. Wilensky felt that there should be something in the resolution to address cleaning up the site because it is a highly visible property.

Mr. Ferraro said that the applicant is willing to look into having the violations taken care of. He presented Joe Chiarivallo, Radio Frequency Expert for the applicant. Mr. Chiarivallo placed his Radio Frequency Report into **evidence A-1**.

Board Planner James Higgins explained that the application is for an addition to a conditional use, which has previously been granted. Extensive testimony is not required. Vice Chairman Goode explained to the applicant's attorney that he did not have to present testimony at length because the conditional use variance is already in place.

Mr. Ferraro presented Joseph May, Engineer for the applicant, who explained that they will be placing three cabinets and a fire-protection cabinet on a 4' X 20' pad. He placed the plans, revised through September 23, 2008, into **evidence A-2**. There will be nine antennas added to the existing pole, which has a height of 130'.

Mr. Ferraro presented Christopher Neville, Civil Engineer and Planner for the applicant. Mr. Neville said that this is a fully conforming application that will match what is currently on the site.

A motion to close the public hearing was made by Fred Brody and seconded by Estelle Klose.

IN FAVOR: Brody, Gallelo, Goode, Klose, Levy, Nadell, Verrilli, Garofalo  
OPPOSED: None  
INELIGIBLE: None  
ABSENT: Andrisano, Sariosotis, Means

A motion of approval was made by Warren Goode and seconded by Fred Brody with the condition that the site will be cleaned up.

IN FAVOR: Brody, Gallelo, Goode, Klose, Levy, Nadell, Verrilli, Garofalo  
OPPOSED: None  
INELIGIBLE: None  
ABSENT: Andrisano, Sariosotis, Means

To be memorialized on February 23, 2009.

**Seaview Square, LLC**  
Block 141, Lots 1, 23  
Highway 35 and Route 66  
Wanamassa  
Zone C-4

This is an application for minor site plan approval with variances in order to locate signs.

Attorney for the applicant: Rick Brodsky, Esquire

The Board's information packet was marked as **evidence B-1**. This packet contained the reports of the Board's professionals and in-house departments, which were read into the record. Planning Administrator Marianne Wilensky explained that when the Code Enforcement Officer went to the subject site he found violations and sent out notices which resulted in someone from Seaview Square coming into the office for a trash enclosure application, which has not yet been filed.

Board Engineer William Fitzgerald felt that there needs to be a specific reference on the plans as to what the colors of the signs will be and the illumination needs to be defined. Details of all the proposed signs must be submitted.

The sign location plan, ten pages, undated and unrevised, which was stamped received in the Planning office on October 30, 2008, was marked as **evidence A-1**. Engineering plans, four sheets, dated October 15, 2008, were marked as **evidence A-2**.

Rick Brodsky, Esquire, representing the applicant, explained that the nature of this application is a signage plan for the entire shopping center, replacing all the existing signs except one. The pylon and directory signs will be replaced with a global signage plan for the entire center. The proposed signs were designed by Berger Sign Company. There will be three new identification signs for tenants and eight new interior directory signs to direct people to various tenant locations. This is a large undertaking to bring people into the mall. The signage will have continuity throughout the entire site and will be an improvement to the entire center. The proposed pylon signs will be smaller than those that are currently on the site.

Mr. Brodsky presented David Beesley, President of Macdell Engineering. Mr. Beesley explained that he received a telephone call advising him of the code enforcement issues. They are reviewing the dumpster locations and the issues and will be making an application for approval of the dumpsters.

Mr. Beesley referred to C2 of the site plan, which was an overall view of the site. There are four pylon signs: one of Sunset Avenue, one on Route 66 for Applebees, one on Route 66 for Seaview, and one on Highway 35. The existing sign for Applebees will remain as it currently exists and is identified as 'sign H'. It is smaller than the other proposed signs.

The pylon sign at the entrance drive on Route 66 will be replaced in the same location. This is the sign that identifies the mall. All the larger pylons signs will be reduced in size.

The sign replacement on Highway 35 will use the same base as the existing sign. Mr. Higgins suggested that this sign be moved back seven feet to meet the setback requirement. Mr. Beesley said that the applicant would prefer to leave the sign in its current location, which is 18' from the property line. It will be 10% larger than the requirement, but will be reduced in size from the current sign.

The sign on Sunset Avenue is in a location that does not work for vehicles traveling east on Sunset Avenue. The applicant felt that the sign should be changed because it cannot be seen. The applicant is proposing to move it to the east side of the road and increase it in size from 84 square feet to 275 square feet. It is proposed at three feet from the property line, but is 18 to 20 feet from the Sunset Avenue curblineline. It will not block the view.

Mr. Higgins questioned if the sign will be in conflict with the Chevrolet dealership sign. Mr. Beesley said that the dealership sign is near their first driveway and is quite high. Mr. Higgins noted that per the ordinance requirements, the sign can be as large as 500 square feet. Mr. Fitzgerald pointed out that the sign must be out of the sight triangle.

Mr. Beesley continued to explain that he found no setback requirements for identification in the ordinance. There are only requirements for the type and square footage. There are eight identification signs proposed to direct the public to different stores. The sizes range from 8' X 3' to 8'10" X 3'. The existing signs are 7' 5" X 4' and 8' X 3'. Many of the proposed signs will be in the same location as the current signs. There will be no conflicts with traffic or pedestrians. The letters on the signs will range from 3" to 6". Flexibility in the size of letters is necessary because some businesses have longer names and need different spacing on the signs.

The pylon signs are proposed to be internally illuminated. The directory signs will not be illuminated, but will have reflective lettering. They will be in a hunter green color.

Sign 02, which is shown on the plan near the Mall Drive, Sears, and the furniture store, will be relocated to the north side of Mall Drive. It is shown on the Sears property, but Sears is not part of this application. They own a separate lot in the shopping center.

Mr. Fitzgerald asked how the size of the panels will be determined for the pylon signs and what color they will be. Mr. Beesley said that the top three panels will all be the same size. The bottom panels will be split to fit the tenant names and logos. Mr. Brodsky said that all the signs are proposed in green.

Planning Administrator Marianne Wilensky questioned why the pylon sign needs to be three feet from the property line. Mr. Beesley explained that the existing sign is not visible because of the vegetation. The proposed sign will not be seen if it is moved back.

Mr. Brodsky presented Tom Schneider, from Berger Sign Company. A sign plan booklet was marked into **evidence A-1**. This evidence consisted of the following pages:

1. The sign that needs to be revised
2. A photograph of an existing sign in addition to a superimposed sign.
3. Dimension drawings of signs.
4. A page showing the proposed colors: PMS #343C green; Pantone colors. The plan showed a perforated gray color background. The boxes will be anodized aluminum color, warm grade #3.
5. Construction details
6. Pylon sign on the north side of the property.
7. Elevation of the pylon signs.
8. An illustrative photograph.
9. A dimension drawing.

Mr. Higgins said that a planting plan must be submitted for the base of the signs. Ms. Wilensky pointed out that the sign with the proposed 3' setback cannot have landscaping extending into the right of way. At a setback of 3', the planters will not fit.

Board Member Estelle Klose asked if the pylon signs could be made more 'classy'. Board Planner Higgins noted that the pylon sign posts are too small and look like sticks. He also felt that there should be some continuity with the Applebee's sign that will be remaining. Mr. Beesley said that the supports could be made larger.

Board Member William Garofalo could not see any logical reason to move the sign on Sunset Avenue to the east side of the road because the people who will be traveling from the west are people who work in the industrial park and they know that the shopping is there. He felt that if the sign were moved to the dealership side of the road, would not look good.

Board Member Carlo Gallelo questioned the dots on the background of the sign. Mr. Beesley said that the applicant wanted to make it look different than other malls. The Board Members were not pleased with the look of the dots on the sign. Ms. Wilensky asked the applicant to provide a large photograph showing the dotted background so that the Board may get a better picture of how it will look.

Vice Chairman Goode carried this application to the meeting of February 23, 2009.

**Ocean Party, L.L.C.**

Block 33, Lots 20, 21  
1621 Highway 35  
Oakhurst  
Zone C-3

This is an application for Minor Site Plan Subcommittee approval in order to relocate a free-standing sign.

The Minor Site Plan Subcommittee did not recommend this application for approval. They instructed Planning Administrator Marianne Wilensky to notify the applicant.

**Westwood Oaks**

Block 182, Lots 72, 73, 74, 75, 78  
1502 Highway 35  
Wayside  
Zone C-2

This is an application for Minor Site Plan Subcommittee approval in order to replace two free-standing signs

The Minor Site Plan Subcommittee recommended approval of this application for replacement of two free-standing signs with conforming signs to the full Board.

A motion of approval was made by Warren Goode and seconded by Fred Brody.

IN FAVOR: Brody, Gallelo, Goode, Klose, Levy, Nadell, Verrilli, Garofalo  
OPPOSED: None  
INELIGIBLE: None  
ABSENT: Andrisano, Sarios, Means

Memorialization took place in the same vote.

Meeting Adjourned 9:45 P.M.

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Margo Simpson  
Board Secretary  
Recording Secretary