

CAUCUS SESSION: 7:00 P.M. Council Chambers  
Deal and Monmouth Roads  
Oakhurst

DISCUSSION: **Lighting Ordinance:** Board Engineer William Fitzgerald explained that he is gathering input to put together a document to update the lighting ordinance. When it is all compiled, he will email it to the Board Members for review.

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

MEMBERS PRESENT: Anthony Andrisano  
Fred Brody, Alternate I  
William Garofalo  
Estelle Klose  
Stephen Levy, Alternate II  
Thomas Means, Chair  
Joanne Nadell  
John Verrilli

MEMBERS ABSENT: Carlo Gallelo  
Warren Goode, Vice Chair  
George Sarios

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

Chairman Thomas 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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 14, 2008.

### **RESOLUTION MEMORIALIZATIONS**

**R & S Realties, LLC**  
Block 1.05, Lots 8, 9  
40 Cindy Lane  
18 Cindy Lane  
Wayside  
**Minor Subdivision**

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

**Seaview Square, LLC**  
Block 141, Lots 1, 23  
Highway 35 and Route 66  
Wanamassa  
**Minor Site Plan**

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

**APPLICATION CARRIED** to April 27, 2009 **Seaview Square, LLC**  
Block 141, Lots 1, 23  
Highway 35 and Route 66  
Wanamassa

### **CARRIED CASES**

**1800 Acquisitions, L.L.C.**  
Block 34, Lot 15  
1800 Highway 35  
Oakhurst  
Zone C-2

This is an application for preliminary and final site plan approval with variances.  
Attorney for the applicant: Jennifer S. Krimko, Esquire

Board Member Steven Levy disqualified himself from this application. 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.

Board Planner James Higgins read his report into the record and explained to the Board that the subject site has a building that is close to the highway with a parking lot behind it. The applicant is seeking to demolish the entire building and replace it with a building that will have retail in the front and self-storage in the rear. The front façade will look like retail or office space.

Mr. Higgins noted that there is a proposed sign that is not the type that the Board usually approves on the Highway and it must be looked at and discussed.

Board Engineer William Fitzgerald read his report into the record. There is a door on the north side of the building that he felt should be for emergency only with an alarm on it. The Board should know how many employees will be using parking stalls. The applicant is proposing fourteen light fixtures in the front of the building, which seems excessive.

Jennifer S. Krimko, Esquire, representing the applicant, placed the following into evidence:

- Evidence A-1** Preliminary and final site plan, ten sheets revised through February 12, 2009.
- Evidence A-2** Architectural plans, six sheets revised through February 13, 2009.
- Evidence A-3** Colored sign sheet.
- Evidence A-4** Colored rendering of sheet four, the landscaping plan.
- Evidence A-5** Colored copy of the survey of the existing conditions.
- Evidence A-6** Aerial photograph of the subject site, taken from the internet by David Boesch. It was taken in 2003 or 2004.
- Evidence A-7** Sheet 1 of 1 showing the site plan depicting bus 40 turning movements.

Ms. Krimko presented David Boesch, Project Manager for the applicant, who explained that the subject site is a 2.5 acre parcel with 200' of frontage on Highway 35. There is an existing 17,717 building on the property with a parking area in the rear and a stand of Locust trees on the southwest corner. The building that will be removed is 35' from the Highway right of way and 11' from the north property line. The parking area is non-compliant. Everything will be removed and replaced with a new building and parking area.

Mr. Boesch referred to **evidence A-4**, a colored landscape rendering showing that the building will be moved back where it belongs. The front setback will be 143' with two rows of parking in the front. The entrance will be on the south side of the parking lot.

The retail area in the front of the building will be one-story. The second story above the retail will be part of the self-storage. The self-storage in the rear will be three layers. The back portion of the building will have 12' wide loading stalls for people to unload their storage items. There is a large-vehicle maneuvering area on the south side of the back parking lot.

There will be a loading zone on the south side of the building for the stores that will access a hallway behind the retail stores. The loading dock will be 14' deep, leaving a drive aisle of 20'.

Board Planner James Higgins noted that the applicant will need a variance for the 20' drive aisle.

Mr. Boesch referred to **evidence A-7** and explained that there is enough turning radius for tractor trailers in the back parking lot. Mr. Fitzgerald noted that the egress turning radius needs to be adjusted for large trucks. Mr. Higgins suggested reducing the size of the southern landscaped island and moving the driveway two-feet to the north.

Ms. Krimko said that the applicant agreed to alarm the north-side door that is accessed through the hallway behind the retail stores. The hallway is for loading the stores. The number of retail stores is not known at this time. The storage area will have three employees and stalls can be marked for them. It is not known how many employees will be in the retail area, but an average can be used to mark off stalls for them. Ms. Krimko said that the free-standing sign will be a conforming size.

Mr. Boesch commented that the number of lights in the front can be diminished. He referred to a previous comment by the Board Planner regarding the egress and the landscaped islands. He agreed to reduce the size of the southern island and increase the size of the northern island to allow larger access to the site for trucks. The retail stores will not have shopping carts, so nine-foot, hairpin striped parking stalls should be fine. This would allow more stalls and more landscaping.

Mr. Boesch calculated that at one space per 200 square feet, the parking requirement is 57.4 stalls. The applicant is providing 68 parking stalls. For the self-storage, per the ITE Study for mini-warehousing, the parking requirement is 0.2 per 2000 square feet. This will require 15.8 parking spaces, which makes this application 5.2 spaces short for the self-storage parking. However, the six loading spaces can be considered parking since they people using them will be unloading their storage items.

Ms. Krimko presented the applicant's architect, Jack Wilburn. The following were placed into evidence:

- Evidence A-8** Sheet P-3, showing a colored perspective of the site.
- Evidence A-9** Sheet P-4, showing the south elevation.
- Evidence A-10** Sheet P-1, a colored interior layout.

Mr. Wilburn explained that the proposed building will be a state-of-the-art facility that will exceed AASHTO requirements by 50%. It will be a secure, safe, and clean building. The majority of people coming to this type of facility come from a five-mile radius and are typically women. The parking area needs to be clear, clean, and well lit. The storage area will have an office with three employees total, but only one or two at a time will be in the office. It is a fully secured building.

The applicant is asking for clear signage for the different areas of the building. The pylon sign at the street will be in conformance. There will be small signage for the retail stores and a sign for 21<sup>st</sup> Century Storage.

Ms. Krimko agreed to limit the number of retail units to seven. Chairman Thomas Means felt that the signs for the retail units should be similar in design and color for all tenants. There should be one standard background color.

Mr. Wilburn said that there is one sign on the front that gives clear guidance that there is storage in the back. The signs for the individual tenants will be low-key interior lit signs and the 21<sup>st</sup> Century Storage sign will be channel letters.

In referring to the rendering of the front of the building, Mr. Wilburn noted that there is a watermark tone-on-tone treatment with a truck, a box, a leaf, etc.

Mr. Higgins said that this type of treatment would be considered a sign and the Board would need specifications on it. The Board Members discussed the proposed treatment and did not like it. The applicant agreed to withdraw the treatment from the building.

Mr. Wilburn said that they will put score lines on the front of the building to give it architectural interest and make it look balanced.

Several Board Members questioned a proposed office sign on the side of the building. Mr. Wilburn said that they want to give guidance to the public coming to the site that there is an office for the self-storage in the rear. The office sign is about nine feet back from the front of the building near the loading dock.

Mr. Higgins suggested that a ground-sign as you enter the driveway would be a better alternative than the office sign. Mr. Wilburn agreed to come up with an alternative plan for the office sign.

Chairman Thomas Means told the applicant that he would instruct the Board Attorney to bring a positive resolution to the next meeting if the applicant supplies revised plans by April 15, 2009.

Chairman Means carried this application to the meeting of April 27, 2009.

**Martelli at Wayside L.L.C.**

Block 37.16, Lots 34, 36, 46, 47  
Bowne Road and Deal Road  
Wayside  
Zones R-2 and R-1

This is an application for amended major  
subdivision approval.

Attorney for the applicant: R. S. Gasiorowski, 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.

Board Planner James Higgins said that the plan shows that the applicant will need variances for change in grade of more than two feet for the two lots on Bowne Road and the lot on Deal Road. However, he has been informed that they will remove this request. If so, the plan needs to be revised.

Board Engineer William Fitzgerald read his report into the record.

Ronald Gasiorowski, Esquire, representing the applicant, explained that he was not the attorney for the original approval. In marketing the subdivision, the applicant is finding universal objection to the private roadway. The applicant is asking to change the approval from a private roadway to a public roadway. They are not seeking to change any of the conditions from the original approval. The applicant will comply with the municipal ordinances. The plans will be revised to remove the variance for change of grade.

Chairman Thomas Means noted that widening the roadway changes the buffer. Mr. Higgins suggested moving the road 10' to 15' to the south and reducing the lots there, but they will still be in conformance.

Mr. Gasiorowski presented A. J. Gaurrito, Engineer for the applicant, who explained that the major change to the plan is that an easement line is changed to a right of way line. The road was 18' wide with no sidewalk and will now be 30' wide with a sidewalk. He agreed that the road could be moved six feet and the sidewalk could be eliminated to get the 30' width. There will be a Homeowners Association for the detention basin and the lot along the north side of the road will be part of the Homeowners Association.

Chairman Means felt that there should be no further development of the lots because of the increase in impervious coverage and asked how that could be accomplished.

Mr. Gasiorowski said that the applicant would agree to a deed restriction. He agreed to comply with the recommendations in Mr. Fitzgerald's report.

From the audience, Joe Richter, 1226 Deal Road, noted that on the original plan there were yard drains for the homes on Deal Road adjacent to the subject property. He did not see them on the revised plans.

Mr. Fitzgerald said that he would make sure that the drains are on the plan because they are existing and will be improved.

Chairman Means carried this application to the meeting of April 27, 2009.

Meeting Adjourned 9:20 P.M.

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Margo Simpson  
Board Secretary  
Recording Secretary