

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

DISCUSSION: **Proposed meeting dates** – July 2009 through June 2010

Planning Administrator Marianne Wilensky asked the Board Members to review the proposed meeting dates for the upcoming year. If there are any conflicts, it is easier to change the dates before they are approved.

DISCUSSION: **Capital Budget Presentation** – Stephen Gallagher, Director of Finance

Stephen Gallagher, Director of Finance presented the Capital Budget to the Planning Board Members. Mr. Gallagher explained that the Municipality is 'trying to live within our means' with the currently proposed budget. There are some equipment purchases that will be necessary.

Some expenditures are necessary. The radio in the Police Department has to be replaced to be able to get a higher frequency to keep up with today's standards. The Oakhurst Park tennis courts will be resurfaced with current funds. Twelve roads are scheduled to be reconstructed with prior years funds. About \$1,000,000 has been cut from the budget.

The Planning Board unanimously recommended approval of the budget.

DISCUSSION: Chairman Means said that he would like to schedule a joint workshop meeting with the Board of Adjustment. A date was not chosen.

DISCUSSION: Minor Site Plan Subcommittee Application
Hillel Baseball Field Scoreboard

Planning Administrator Marianne Wilensky explained to the Board Members that the Hillel School wants to add a scoreboard to their baseball field. It cannot be seen from the street.

The Minor Site Plan Subcommittee had previously reviewed this application and recommended approval to the full Planning Board.

DISCUSSION: Minor Site Plan Subcommittee Application
Waste Management and Recycling

Board Planner James Higgins explained that the applicant wants to add a fence to enclose dumpsters on the site so that they can put everything in one area. Mr. Higgins said that he visited the site and from the Bloomsbury Avenue side it is very overgrown with Japanese Knotwood, which grows wild and then turns brown and becomes very unsightly. He recommended to the committee that the applicant provide a landscape plan to get rid of the weed. There is also a fence in that area that needs to be repaired or replaced.

The Minor Site Plan Subcommittee recommended approval of this application with the recommendations of Mr. Higgins as conditions of approval.

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

MEMBERS Anthony Andrisano
PRESENT: Fred Brody, Alternate I
Carlo Gallelo
William Garofalo
Warren Goode, Vice Chair
Estelle Klose
Stephen Levy, Alternate II
Thomas Means, Chair
Joanne Nadell
George Sarios, left 7:37

MEMBERS John Verrilli
ABSENT:

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 March 18, 2009.

APPLICATIONS CARRIED to July 27, 2009

Michael Basso
Block 63, Lot 11
610 Palmer Avenue
West Allenhurst

Seaview Square, LLC
Block 141, Lots 1, 23
Highway 35 and Route 66
Wanamassa

MINUTES FOR APPROVAL April 27, 2009

A motion to approve the minutes from the meeting of April 27, 2009, was made by Thomas Means and seconded by Anthony Andrisano.

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

NEW CASES

Ocean Seniors
Block 1.02, Lot 72
20 Hidden Meadows Drive
Wayside
Zone AR3-PRD

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

Attorney for the applicant: Thomas Hirsch, Esquire

Board Members Anthony Andrisano and George Sariosotis disqualified themselves 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 gave an overview of the application. He explained that the applicant has an existing building with 124 age restricted units. Several months ago the applicant approached the municipality to seek having the age restriction lifted. In return, they will provide a specific number of housing units to help the Township meet the requirements for affordable housing by providing 19 affordable units.

The total number new units will be 20. Because the age restriction will be lifted, additional parking will be required. It is possible to put more parking on the southwest portion of the site. However, to access it the residents would have to drive through the parking garage due to the significant wetlands on the property. Two parking spaces would have to be eliminated in the garage in order to access the new parking lot. There are green-banked parking spaces on the east side of the building that will have to be constructed. An emergency access aisle on the south side of the building will be gated for emergency use only.

Mr. Higgins read his report into the record. He explained that the addition will be added over an existing one-story section of the building on the south side.

Board Engineer William Fitzgerald summarized his report, dated May 30, 2009, into the record. Mr. Fitzgerald explained that the applicant needs to provide expanded

parking. He was concerned with the proposed stormwater management detention basin that will be installed in the middle of the new parking area.

Chairman Thomas Means explained to the audience that the applicant's parcel of land has been rezoned by Township Council to allow the applicant's addition. The Planning Board is not the venue to discuss the rezoning. The Planning Board only deals with the site plan aspect of development and will not discuss the re-zoning.

Chairman Means asked Thomas Hirsch, the applicant's attorney, if they will be in compliance with COAH. Mr. Hirsch explained that a percentage of the median income for the area in which the units are built is a consideration by COAH in determining the cost for the units.

Mr. Hirsch presented Matt Robinson, Engineer for the applicant. He placed into evidence:

Evidence A-1 - A mounted aerial photograph of the area and rendering of the site dated April 21, 2009.

Evidence A-2 - A rendering of the proposed building addition dated April 21, 2009.

Mr. Robinson explained that the aerial photograph marked as **A-1** showed a colored in area where the subject site is located. It is a twenty-acre property on Hidden Meadows Drive with Route 18 to the rear, the future Greek Church to the south, and Hidden Meadows to the north. Currently, on the property is a three-story structure with a one-story section on the south side. There are 153 parking spaces in the basement parking garage. The new units will be on the south side of the building that is currently one-story. The height will total 49' and there will be twenty new units, 19 of which will be COAH units.

Mr. Robinson referred to rendering A-2 and explained that 288 parking stalls will have to be provided which will require the addition of land parking spaces in a new lot on the west side of the building. There will be a small retention basin in the middle of the proposed parking lot. The new lot will have 67 spaces and will be accessed through the parking garage, which has 24' wide drive aisles. The wetlands limit comes close to the building on the north side which does not permit an outside driveway to the proposed western parking lot.

Board Engineer William Fitzgerald noted that there might be an interest in achieving over-ground access to the parking lot through the emergency drive on the south side of the building. It could be an alternative access with the underground access. Mr. Robinson said that there are gates proposed at the ends of the emergency drive. The Board and the applicant held discussion on this issue and the applicant agreed to investigate the options.

Mr. Robinson continued to explain that there will be an island in the middle of the parking lot that will be a three-foot deep detention basin. The site has been designed to meet the requirements for water reduction. There will also be a 'tot lot' on the west side of the property. He marked into **evidence A-3** a plan for the tot lot dated April 30, 2009, and pointed out that there will be a walkway from the building to the tot lot.

Chairman Means pointed out that there is no place on this site for extra parking. Mr. Higgins felt that testimony was needed regarding the elevator to the parking garage and its proximity to the exit and the traffic that will be traveling through the garage.

Mr. Higgins noted that there is a transformer that needs to be screened and another island could be added to the rear parking lot to add more landscaping. Mr. Hirsch said that the applicant is willing to work with Mr. Higgins to develop a uniform landscaping plan. The Residential Site Improvement Standards (RSIS) are met with the 9' X 18' parking stalls and the ramp on the east side of the building.

Mr. Robinson said that the plan meets the requirements for drainage and will meet the requirements for the proposed lighting ordinance that will soon be adopted.

From the audience: Martin Kranzler, 8 Tanya Circle, asked how many parking spaces are provided per unit because he was concerned about the parking. Mr. Robinson said that two spaces are provided per unit, which meets the requirement.

Mr. Kranzler asked if the applicant is prepared to repair Hidden Meadows Drive if it is damaged during the construction. Mr. Robinson explained that the applicant will be using the Greek Church property to the south as their construction access. However, if any damage does occur to the roadway, the applicant will repair it.

Mr. Hirsch said that they have a utility easement through the Greek Church property that will be used to access the site for construction. The Board questioned the access through the adjacent property and questioned whether an easement for utilities can be used for construction.

Mr. Hirsh presented David J. Minno, Architect and Planner for the applicant. The following were marked into evidence:

- Evidence A-4** - A board with four existing-condition photographs showing the courtyard and the area that is the current one-story building where the two-story addition will be added.
- Evidence A-5** - The second and third floor plans
- Evidence A-6** - A colored rendering of the proposed new elevation.

Mr. Minno explained that the subject property is very well buffered without impacting neighbors because there is a very large wetlands area on the north and west sides of the site.

Mr. Hirsch pointed out that there are four developable acres on the twenty-acre site.

Mr. Minno felt that the proposed plan is good way to develop the subject site in order to keep the construction in one area. The buildings have double corridors with elevators on the inside of the building. There will not be any real difference in how the people access the elevators. The vehicle traffic through the building will be safe.

The proposed type of stacked buildings are less child-friendly because of the type of buildings. They generally see very few school age children.

Board Member Estelle Klose felt that there might be a safety issue with the people exiting the elevator and have to walk out to the proposed parking lot.

Mr. Minno said that there is a vestibule outside the elevator so that people do not exit the elevator and walk directly into the parking garage. There are two ways the people can exit the building to get to the rear parking lot. They can use the elevator to the basement or there is a door on the first floor that exits towards the parking area.

Mr. Minno explained that the existing bocce and putting green will be removed from the courtyard. A tot lot will be added on the west side of the property.

From the audience: Rita Fioretti, 57 Daniele Drive, asked about handicap parking.

Mr. Robinson said that there are three handicap parking stalls on the front of the building that will be increased to five. There are also four in the basement parking garage. ADA requires seven and nine are provided.

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

Hillel School of the Shore Area
Block 34.03, Lots 2, 2.01
1025 Deal Road
Wayside
Zone R-3/PRD

This is an application for Minor Site Plan Subcommittee approval to install a scoreboard.

Board Member Stephen Levy disqualified himself from this application.

The Minor Site Plan Subcommittee recommended approval of this application to the full Planning Board.

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

The memorialization took place in the same vote.

Waste Management Recycling of New Jersey, LLC

Block 141, Lot 20
3418 Sunset Avenue
Wanamassa
Zone I -1

This is an application for Minor Site Plan Subcommittee approval to fence in dumpsters.

The Minor Site Plan Subcommittee recommended approval of this application to install a fence with the following conditions:

1. All dumpsters must be stored in the fenced area.
2. The fence around the dumpsters shall be chainlink only with no slats.
3. The fence along the western side of the site from the rear of the building to the south must be replaced or repaired to the satisfaction of the Zoning Officer. Prior to the repair or installation, a plan with all details of the fence must be approved by the Director of Community Development.
4. A landscape plan for the Bloomsbury Avenue frontage of the site, including removal of the Japanese Knotwood, must be submitted for approval by the Board Planner.
5. The landscape plan must be submitted and approved prior to the issuance of the permit for the dumpster fence. All plantings must be installed no later than October 15, 2009.

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

The memorialization took place in the same vote.

Meeting Adjourned 9:04 P.M.

Margo Simpson
Board Secretary
Recording Secretary