

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

DISCUSSION: Minor Site Plan Subcommittee Review

The Minor Site Plan Subcommittee has reviewed the application of **Atlas 86 Associates, Block 1.05, Lot 8, 40 Cindy Lane**, to install air conditioning units and bollards. The subcommittee unanimously recommended approval of this request to the full Planning Board with the suggestion from the Board Engineer that the bollards have a reflective coating.

DISCUSSION: Chairman Thomas Means pointed out that the application for subdivision approval for **Seaview Square** has been carried for more than a year. He suggested to Planning Administrator Marianne Wilensky that she send them a letter stating that they must proceed at the January 25, 2010, Planning Board meeting. The Board Members agreed unanimously.

DISCUSSION: Planning Board Member George Sarios felt that something needs to be done at **Seaview Square** about the safety of the exit from the Applebee's parking lot to the access road. Board Engineer William Fitzgerald suggested that the Board recommend to Seaview that traffic calming should be added in this area.

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

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

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 28, 2009.

MINUTES FOR APPROVAL A motion to approve the **minutes from the meeting of November 23, 2009**, was made by Thomas Means and seconded by Anthony Andrisano.

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

RESOLUTION MEMORIALIZATIONS

Lumber Liquidators MOVED: Means SECOND: Andrisano
Block 34, Lot 6 FAVOR: Andrisano, Brody, Klose, Levy, Sariosotis, Verrilli,
1604 Highway 35 Means
Oakhurst OPPOSED: None
Preliminary and Final INELIGIBLE: Gallelo, Garofalo, Goode
Site Plan Approval ABSENT: Nadell

Italian American Association MOVED: Means SECOND: Verrilli
of the Township of Ocean FAVOR: Andrisano, Brody, Klose, Levy, Sariosotis,
Block 189, Lots 6, 9 Verrilli, Means
1110 Highway 35 OPPOSED: None
Wanamassa INELIGIBLE: Gallelo, Goode, Garofalo
Preliminary and Final ABSENT: Nadell
Site Plan Approval

CARRIED TO January 25, 2010

Brian and Rosemarie Patterson **Seaview Square, LLC** (subdivision)
Block 1.02, Lot 60 Block 141, Lots 1, 23
5 Cindy Lane Highway 35 and Route 66
Wayside Wanamassa

John and Patricia Burke **Manolakis Professional Plaza, LLC**
Block 37, Lot 42 Block 33.16, Lot 3
320 Green Grove Road 1915 Highway 35
Wayside Oakhurst

CARRIED CASE

Seaview Square, L.L.C. This is an application to amend a previous approval
Block 141, Lots 1, 23 for signs to change the timing of the installation.
Highway 35 and Route 66
Wanamassa Attorney for the applicant: Rick Brodsky, Esquire
Zone C-4

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-1**. Board Planner James Higgins read his report, dated August 24, 2009, into the record. He explained that the applicant is seeking to amend conditions of the approval for signs that was granted on March 23, 2009. Condition A of that approval was that the new signs were to be installed by October 31, 2009. The applicant is asking to change that date to October 31, 2010.

Condition B of that approval required revised plans showing the removal of twelve directional signs with the removal of the signs to be completed by July 30, 2009. Mr. Higgins noted that on the date that he wrote his report, which was August 24, 2009, the signs had not yet been removed. Since that time, the signs have been removed, but no plans were submitted as were required.

Condition C required the installation of dumpster enclosures which have not yet all been constructed and one is the wrong size for the dumpsters.

Mr. Higgins noted that the PetSmart dumpsters do not fit in the dumpster enclosure. Either the dumpster size needs to be reduced or the enclosures need to be enlarged. Currently, the dumpsters are sitting outside the enclosure.

Condition D requires a landscaping plan for the sign foundation areas with the completion of the landscaping to be done no later than October 31, 2009. No request to amend this condition has been made, but it must be amended to October 31, 2010.

Board Engineer William Fitzgerald referred to his report, dated August 22, 2009. He noted that there is no refuse enclosure behind the Burlington building, but there is a dumpster and a pile of debris behind the building, which is highly visible. This situation needs to be remedied.

Mr. Fitzgerald explained to the applicant that there is a safety concern at the retail 'H' building on Route 66 at the in-and-out by Applebee's to access the roadway into the mall. The problem is mainly a behavioral issue of the drivers. There is inadequate sight distance when looking to the left while exiting. He felt that the applicant should be made aware that it is dangerous. Mr. Fitzgerald suggested to the applicant that they consider a speed limit sign, striping, and traffic calming at this location. He also suggested that the applicant might consider adding a left turn lane to enter the PetSmart parking area when heading east on Ring Road.

Rick Brodsky, representing the applicant, presented Robert Schenkel, Managing Agent for the shopping center. He agreed to look at the issues regarding PetSmart and the dumpster problem behind Burlington.

From the audience, Al Kerecman, 748 Bowne Road, noted that there is no pedestrian access to the mall. People access the mall on foot and on bicycles and use the roadways.

A motion to close the public hearing was made by Thomas Means and seconded by John Verrilli.

FAVOR: Andrisano, Brody, Gallelo, Goode, Klose, Sarios, Verrilli, Garofalo,
Means
OPPOSED: None

A motion of approval was made by Thomas Means and seconded by George Sarios.

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

Memorialization will take place on January 25, 2009.

Note from the Board Secretary: At some point towards the end of the previous testimony the recording system stopped working. The following application was not recorded.

NEW CASES

Atlas 86 Associates This is an application for Minor Site Plan Subcommittee
Block 1.05, Lot 8 approval in order to add air conditioning units and bollards.
40 Cindy Lane
Wayside
Zone I-1

The Minor Site Plan Subcommittee has reviewed this application to install air conditioning units and bollards and recommended approval to the full Planning Board with the condition that the applicant comply with the recommendations of the Board Engineer as set forth in his report which will be attached to the resolution.

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

Public meeting adjourned 8:00 P.M.

CAUCUS: Al Kerecman, 748 Bowne Road, Wayside, approached the Planning Board to explain that he and his wife along with other citizens of the municipality have started a campaign to create a system of pedestrian paths in Ocean Township called Greenway at Ocean. They feel that it would be a benefit to the community if they can access parks, shopping areas, and perhaps Monmouth University, through a series of pedestrian-ways for walkers and bicyclists. Mr. Kerecman asked the Planning Board if his committee could have their blessing in this project.

The Planning Board members commended Mr. Kerecman on his project and agreed that they would back his efforts to move forward with creating a path system in the municipality.

Adjournment 8:05 P.M.

Margo Simpson
Board Secretary
Recording Secretary