

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

DISCUSSION: **Capital Budget – Presented by Andrew Brannen, Township Manager.**

Township Manager Andrew Brannen referred to the 2010 Capital Budget that had previously been sent to the Board Members for review. He addressed questions regarding the following items:

- Leaf Vac: Public Works requested a two-person leaf vac unit. A few years ago a one-person unit was purchased and felt it will be worth it to purchase the same unit again to save money on manpower.
- Recycling Station: The municipality will be getting a grant from the County to improve Sunset Yard to allow residents to bring brush, garbage, concrete, etc. to the site with the intent to be able to move away from curbside collection.
- Automated trash trucks: The new trucks are scheduled to be delivered before November 1, 2010. Initially, there will be three trucks, but four are ultimately needed. Once the system is fully implemented, the savings to the municipality should be \$400,000 per year. There is \$550,000 in grant money for the purchase of the containers. The containers will be 95 gallons, but smaller ones can be accommodated.
- The street paving program includes a number of roads on it. An area of Colonial Terrace is in desperate need of repaving.
- The Senior Center Parking lot will be paved and partially funded with Block Grant money.

Planning Administrator Marianne Wilensky will notify the Monmouth County Planning Board that the Planning Board has reviewed the Capital Budget.

DISCUSSION: **Church on the Hill – fence**

Planning Administrator Marianne Wilensky explained that the Presbyterian Church on the Hill has a detention basin that is fairly close to the right of way. Since there are no sidewalks in that area, it can be a dangerous situation particularly for people walking to Hillel. The Church has partnered with the Eagle Scouts to put a fence along the detention basin. The Board agreed that having a fence there would be a good idea for public safety.

DISCUSSION: The **meeting dates for the upcoming year** had been forwarded to the Planning Board Members. None of the Board Members had any conflicts with the dates. Planning Administrator Marianne Wilensky noted that there are several workshop meeting scheduled. The Planning Board Chairman and the Board of Adjustment Chairman have requested a joint workshop meeting, which can be held on one of those workshop dates.

DISCUSSION: Minor Site Plan Subcommittee Application  
**Central Jersey Bank, NA**  
Block 33.16, Lot 1  
Block 33.17, Lot 2

The Minor Site Plan Subcommittee has reviewed the application of Central Jersey Bank to install a generator on the left rear corner of the building near the drive-through. Board Planner James Higgins noted that it is a safe locations and the plan shows bollards for protection. The Committee recommended approval to the full Planning Board.

DISCUSSION: Minor Site Plan Subcommittee Application  
**Sunset Arcadia Center, Inc.**  
Block 187, Lots 1, 5

The Minor Site Plan Subcommittee has reviewed the application of Sunset Arcadia Center for landscaping changes. Board Planner James Higgins explained that he was contacted because trees were dying. The property owner wants to redo the landscaping because of the problem. There is a layer of clay under the site that causes the problem.

Mr. Higgins felt that the approval needed to be flexible to determine what will grow in this area. The final plan should be subject to his approval of what will grow there.

The Committee recommended approval to the full Planning Board

DISCUSSION: Minor Site Plan Subcommittee Application  
**Alenhurst Park Associates**  
Block 192, Lot 1

Planning Administrator Marianne Wilensky explained that this application is for the old IRS building on the Allaire Avenue jughandle. There is an old sign that they want to move and replace. There are a lot of tenants in the building who want to have their names on the sign. It is a totally conforming sign and the same size as the existing sign.

Board Planner James Higgins felt that the sign should be raised up to a height of 5' above grade so that it does not affect the sight triangle.

The Committee recommended approval to the full Planning Board

DISCUSSION: Minor Site Plan Subcommittee Application  
**Sher Herter Realty**  
3500 Sunset Avenue

Planning Administrator Marianne Wilensky explained that Sher Herter Realty made an application to reconstruct part of a building that was damaged by fire. Some of the things they want to do require variances. They were informed that they must make a full Planning Board application and they want to have a technical meeting with the professionals before they make that application.

REGULAR MEETING: 7:38 P.M. Public Meeting Room  
Deal and Monmouth Roads, Oakhurst

MEMBERS PRESENT: Anthony Andrisano  
Carlo Gallelo  
William Garofalo  
Estelle Klose  
Stephen Levy, Alternate II  
Thomas Means, Chair  
John Verrilli

MEMBERS ABSENT: Fred Brody, Alternate I  
Warren Goode, Vice Chair  
Christopher Healy  
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 28, 2009.

**MINTUES FOR APPROVAL** A motion was made by Thomas Means and seconded by Stephen Levy to approve the **minutes from the meeting of June 1, 2010.**

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

**RESOLUTION MEMORIALIZATIONS**

**Brian and Rosemarie Patterson**

Block 1.02, Lot 60  
5 Cindy Lane  
Wayside

**Preliminary and Final Site Plan Approval**

At the request of the applicant, the Memorialization of the resolution of approval for **Brian and Rosemarie Patterson** will be held until the meeting of July 26, 2010.

**Manolakis Professional Plaza, LLC**

Block 33.16, Lot 3  
1915 Highway 35  
Oakhurst

**Approval  
preliminary and final site plan**

MOVED: Garofalo SECOND: Levy

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

**Elliot and Lori Tawil**

Block 11, Lots 12, 13, 14, 15  
150 Norwood Avenue  
156 Norwood Avenue  
204 Maplewood Avenue  
Oakhurst

**Approval minor subdivision**

MOVED: Means SECOND: Klose

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

**CARRIED to the meeting of July 26, 2010**

**Mona Benun**

Block 60, Lot 8  
80 Wickapecko Drive  
Wanamassa

**CONTINUED CASE**

**Seaview Square, L.L.C.**

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

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

Attorney for the applicant: Peter S. Falvo, Jr., Esquire

Peter S. Falvo, Jr., Esquire, representing the applicant explained that the application has been carried for many months and the Board insisted that this application be heard on this night or they would dismiss it. Mr. Falvo said that the owner of the property is in negotiations with the lender. Invest Corporation wants to subdivide off the old Acme property, however, when the plan was reviewed there was a wetlands problem. It extends into the area where they would put a parking lot. They are under contract with Monmouth County to buy the property.

At this point, the recording system failed. Mr. Falvo agreed to continue with only the minutes of the meeting.

Mr. Falvo continued to explain that the applicant wants to keep the application alive to report to the court that they are trying to buy the property. They are willing to re-notice. The application only be to separate the Acme property from the rests of the shopping center. It will not be the same application that was before the Board separating

the pad lots. Mr. Falvo said that he does not know if they will still go forward with that because of the requested cross-easements and other issues.

Chairman Thomas Means spoke for the Board and agreed to carry the application for two months with new notice

Planning Administrator Marianne Wilensky noted that the original hearing was quite some time ago and not all Board Members are eligible.

Board Attorney Sanford Brown asked if the application will be phased into two phases. Mr. Falvo said that he does not want the Board to consider what was previously heard. He questioned how the Board wanted to proceed in that case.

Ms. Wilensky said that it will be carried for two months and they will figure out what to do about the previous testimony and the eligibility of Board Members.

Chairman Means carried the application of Seaview Square to the meeting of August 23, 2010. New notice will be required.

### **NEW CASE**

#### **Central Jersey Bank, NA**

Block 33.16, Lot 1  
Block 33.17, Lot 2  
1903 Highway 35  
Oakhurst  
Zones C-3 and T-1

This is an application for a Minor Site Plan Subcommittee approval in order to install a generator.

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

A motion of approval was made by Thomas Means and seconded by Anthony Andrisano.

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

#### **Allenhurst Park Associates**

Block 192, Lot 1  
1500 Allaire Avenue  
Wanamassa  
Zone O-1/40

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

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

A motion of approval was made by Thomas Means and seconded by Anthony Andrisano with the conditions that the sign will be five feet above grade and that the existing sign will be removed within thirty days of obtaining a permit to install the new sign.

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

**Sunset Arcadia Center, Inc.**

Block 187, Lots 1, 5  
1100-1104 Highway 35  
Wanamassa  
Zone C-3

This is an application for a Minor Site Plan Subcommittee approval in order to reverse a previously approved landscaping plan.

The Minor Site Plan Subcommittee reviewed this application and recommended approval to the full Planning Board with the condition that the plantings will be subject to the approval of the Board Planner.

A motion of approval was made by Thomas Means and seconded by Anthony Andrisano.

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

Meeting Adjourned 7:55 P.M.

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Margo Simpson  
Board Secretary  
Recording Secretary