

CAUCUS SESSION:        7:00 P.M.        Public Meeting Room  
Deal and Monmouth Roads  
Oakhurst

DISCUSSION:        Ocean Township Bicycle and Pedestrian Network Plan

Planning Administrator Marianne Wilensky told the Board that the Public Hearing scheduled for this meeting was carried to the next meeting on November 28, 2011. Comments from the Monmouth County Planning Board were received too late to be reviewed.

DISCUSSION:        Minor Site Plan Subcommittee Application  
**Cooper Electric**  
Block 1.05, Lot 7

Planning Administrator Marianne Wilensky explained that the applicant would like to erect a fence with a gate at the back of the driveway. The Minor Site Plan Subcommittee unanimously recommended this application for approval.

DISCUSSION:        The Board discussed legal matters regarding affordable housing credits.

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

MEMBERS        Anthony Andrisano  
PRESENT:        Fred Brody  
William Garofalo  
Warren Goode, Vice Chair  
Christopher Healy  
Estelle Klose  
Stephen Levy, Alternate I  
John Verrilli  
Thomas Means, Chair

MEMBERS        Carlo Gallelo  
ABSENT:        Ray Menell, Alternate II

**OTHERS PRESENT:**        Sanford Brown, Esquire,        Board Attorney  
James Higgins, P.P.,        Board Planner  
William Fitzgerald, P.E.,        Board Engineer  
Marianne Wilensky,        Planning Administrator  
Rachel Goncharko,        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 and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk on October 19, 2011.

**APPROVAL OF MINUTES:**

A motion to approve the **minutes from the meeting of September 26, 2011**, was made by Thomas Means and seconded by Warren Goode.

In Favor:        Andrisano, Goode, Healy, Levy, Means  
Opposed:        None  
Ineligible:        Brody, Garofalo, Klose, Verrilli  
Absent:        Gallelo, Menell

**CASES CARRIED to November 28, 2011**

**Martelli at Wayside, LLC**

Block 37.16, Lots 33, 33.01, 34, 35, 36, 46, 47  
Bowne Road and Deal Road  
Wayside

**Pitti Bimi**

Block 22, Lot 81  
264 Norwood Avenue  
Oakhurst

**PUBLIC HEARING CARRIED to November 28, 2011**

Master Plan Re-Examination for adoption of the "Ocean Township Bicycle and Pedestrian Network Plan" dated December 2010.

**CARRIED CASE**

**Township of Ocean**

Block 142, Lot 38.02  
3603 Sunset Avenue  
Ocean  
Zone I-1

This is an application for preliminary and final site plan approval for a conditional use. "C" variances are required.

Attorney for the applicant: Martin J. Arbus, Esquire

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

Attorney for the applicant, Martin J. Arbus, Esquire presented Director of Public Works Bill McMahon to explain the recycling facility.

The plan dated October 10, 2011 was marked into **evidence A-1**.

Mr. McMahon explained that a small portion of the existing maintenance yard was used for recyclables. It has expanded to include more recyclable items such as appliances and there is little space left. Public Works would like to expand the recycling facility and make it more user friendly for residents. Mr. McMahon explained that the maintenance yard also contains a salt dome, a garage, an office and stock room, restroom facilities, parking for municipal vehicles and a fueling station. Municipal vehicles and residential vehicles both use the driveway causing traffic concerns.

Mr. McMahon described that the existing dumpsters sit 4' above the ground and are emptied one to two times per week. The recycling area receives about 15 to 20 visits per day from residents and businesses. The new recycling facility would provide larger dumpsters that would hold more and require less hauling. The project will be funded by the Solid Waste Services grant received from Monmouth County.

Mr. McMahon explained that the hours of operation will change in order to close at dusk. The recycling facility will not operate at night. He said that the site will be manned by a sanitation worker whose duties will include operating the guard house and watering the lawn.

Mr. Higgins asked if the Township will receive credits for recycling. Mr. McMahon said that they receive Tonnage grants from the State. As the tonnage increases, they will receive more funding.

Mr. Higgins said that he would like a sprinkler system to be incorporated into the plans. He said that the sanitation worker watering the lawn will not be sufficient.

From the audience: Edward Stokes, Esquire, asked if there is any other location on the existing the site for the recycling facility. Mr. McMahon said that there is no other spot on the site with road access and to build another road would not be possible.

Mr. Stokes asked if there are complaints of rodents or noise at the present recycling facility. Mr. McMahon said that there have been no residential complaints regarding that recycling area. Mr. Stokes asked if the noise impact to residences to the East had been

considered. He said that with the addition of larger recyclable items being dropped into the dumpsters the noise will be even greater. Mr. McMahon said that Monmouth County and the Department of Environmental Protection have requirements regarding noise decibel levels. Other questions asked by Mr. Stokes were referred to the Township Engineer, Gregory Blash, P.E. who would answer them during his testimony.

Mr. Arbus presented the engineer for the applicant, Gregory Blash, P.E., of Leon S. Avakian, Inc. Mr. Blash presented a colored rendering of the site plan that was marked into **evidence A-2**. Mr. Blash explained that the proposed recycling facility will have seven dumpsters that are arranged so that people can drive in and drop their recycling in or drive around to the other side and walk heavier items into the dumpsters. He said that this will alleviate the noise that may be caused by heavier items being thrown down into the dumpsters. Mr. Blash said that cars will enter on the east side of the facility and drive around the dumpsters allowing for circulation around the facility.

Mr. Blash explained that the buffer between adjacent properties and the facility will be a 6' high chain link fence with slats and plantings including skip laurels. Mr. Higgins said that he would recommend using a denser hedge area rather than a slat in the fence.

Mr. Higgins asked what the guard would be doing at the facility. Mr. McMahon said that the guard would check cars as they pull in to make sure that they are Ocean Township residents and to check the items they are disposing of. The facility is only for residents except for the disposal of E-waste items which can be used by all Monmouth County residents. There is no fee to use the facility.

Mr. Blash explained that the driveway will be paved on one side and have gravel on the other. He said that the trucks will mostly be on the gravel.

Mr. Higgins asked if it would be possible to move the site 15' to the west to provide for a larger buffer area. Mr. Blash said that it would be possible to do that.

From the audience: Edward Stokes, Esquire, asked about parking and it was explained that it would be head-in parking at the top of the dumpsters and then cars can back up to the edge of the dumpsters on the other side to walk heavy items in. Mr. Stokes asked why half of the parking lot would be paved and the other half gravel. It was explained that gravel will be used to lessen the impact of trucks on the driveway. Mr. Stokes asked about the landscaping in the buffer area. Mr. Higgins said that it would be a solid screen of evergreen trees that would grow to be 30 – 40' tall.

Board member William Garofalo disqualified himself from this application.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

In Favor: Andrisano, Brody, Goode, Healy, Klose, Levy, Verrilli, Means  
Opposed: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

In Favor: Andrisano, Brody, Goode, Healy, Klose, Levy, Verrilli, Means  
Opposed: None  
Ineligible: Garofalo  
Absent: Gallelo, Menell

To be memorialized on November 28, 2011.

**CONTINUED CASE**

**Eagle Advanced Holdings, LLC**

Block 182, Lot 79, 80  
1100 Eagle Avenue  
Ocean  
Zone O-1/ 20

This is an application for preliminary and final site plan approval with variances in order to construct an office building.

Attorney for the applicant: Todd A. Cohen, Esquire

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-2**. The Board professionals read their reports into the record.

Attorney for the applicant, Todd A. Cohen, Esquire, gave an update on the plans and said that only the first floor of the building will be devoted to medical uses.

Mr. Cohen presented the architect for the applicant, Mr. Anthony Ercolino of Passman Ercolino Architects. Mr. Ercolino presented an exhibit marked into **evidence A-3** that is a plan of the basement. Mr. Ercolino explained that the crawl space in the basement will be 6' 6" and used for storage. The Board and Mr. Ercolino discussed the use and size of the space and agreed upon a 5' crawl space with one mechanical room that will not be used for storage.

Board Attorney Sanford Brown, Esquire said that an approval is subject to Board Engineer William Fitzgerald's final approval. Mr. Fitzgerald said that he would like to have one more technical review meeting with the applicant.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

In Favor: Andrisano, Goode, Healy, Levy, Means  
Opposed: None

A motion of approval was made by Thomas Means and seconded by Warren Goode.

In Favor: Andrisano, Goode, Healy, Levy, Means  
Opposed: None  
Ineligible: Brody, Garofalo, Klose, Verrilli  
Absent: Gallelo, Menell

To be memorialized on November 28, 2011.

**NEW CASE**

**Cooper Electric**

Block 1.05, Lot 7  
42 Cindy Lane  
Ocean  
Zone I-1

This is an application for Minor Site Plan Subcommittee approval in order to erect a fence.

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

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

In Favor: Andrisano, Brody, Garofalo, Goode, Healy, Klose, Levy, Verrilli, Means  
Opposed: None  
Ineligible: None  
Absent: Gallelo, Menell

**CONTINUED CASE**

**Seaview Square, LLC by  
Rent Receiver Grubb & Ellis  
Management**

Block 141, Lots 1 & 23  
Route 35 & 66  
Ocean  
Zone C-4

This is an application for minor site plan approval in order to change the landscaping in the parking lot islands.

Attorney for the applicant: Rick Brodsky, Esquire

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-2**. The Board Professionals summarized their reports for the record.

The plans dated September 12, 2011 and revised on October 4, 2011 were marked into **evidence A-2**.

Mr. Brodsky said that an approving resolution would be subject to the approval of the Board Engineer, William Fitzgerald, P.E. and the Board Planner, James Higgins, P.P. He summarized the agreed upon conditions of approval. On-site inspections must be performed annually, funded through an escrow account that must be replenished each year to the amount of \$1,000.00. The plantings must be installed no later than April 30, 2012 and an as-built must be submitted within 90 days of final planting. The finalized plans are due by November 30, 2011.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

In Favor: Andrisano, Goode, Healy, Levy, Means  
Opposed: None

Board Attorney Sanford Brown, Esquire summarized the conditions of a prepared resolution. A motion of approval and memorialization was made by Thomas Means and seconded by Warren Goode.

In Favor: Andrisano, Goode, Healy, Levy, Means  
Opposed: None  
Ineligible: Brody, Garofalo, Klose, Verrilli  
Absent: Gallelo, Menell

**CARRIED CASES**

**Seaview Square, LLC by  
Rent Receiver Grubb & Ellis  
Management**

Block 141, Lots 1 & 23  
Route 35 & 66  
Ocean  
Zone C-4

This is an application for amended site plan approval in order to change conditions of a previous approval in regard to signage and to change some traffic controls.

Attorney for the applicant: Rick Brodsky, Esquire

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-1**. The Board Professionals summarized their reports for the record.

Board Planner James Higgins said that the stop signs on the ring road have been removed. Mr. Brodsky said that the signs have been stolen and will be replaced.

The previously submitted plan dated January 4, 2011 and revised September 14, 2011 was marked into **evidence A-1**. A letter from KZA Engineering, P.A. dated January 5, 2011 was marked into **evidence A-2**.

Mr. Brodsky presented Traffic Engineer, Justin Taylor of KZA Engineering, P.A. to present the plan and explain the proposed traffic changes. Mr. Taylor explained the traffic patterns around the shopping center on the ring road. He said that they are proposing to remove stop signs that are generally ignored by drivers and replace them with speed humps, signage and striping to slow traffic. The removal of the stop signs will be implemented in phases.

The Board discussed areas of concern in the shopping area including the access roads and intersections to Route 66 which are difficult to maneuver due to visibility and congestion. They would like to improve these areas to make them safer.

Board Attorney Sanford Brown brought up an old issue regarding a major subdivision application that was never finished. He said that he does not believe a formal easement was granted for the public use of the ring road and that it needs to be resolved.

Mr. Brodsky explained the second portion of the application involving signage. He said that they were approved for the installation of new directional signs but have not yet installed them. The applicant is asking for an extension of time until 2013.

Mr. Brown agreed to prepare an approving resolution for the next hearing. Chairman Means carried the case to November 28, 2011.

**3413 Rose Avenue, LLC**

Block 182, Lot 4  
3413 Rose Avenue  
Ocean  
Zone I-1

This is an application for preliminary and final site approval with variances in order to convert warehouse space to offices.

Attorney for the applicant: Rick Brodsky, Esquire

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-1**. The Board Professionals read their reports into the record.

Mr. Brodsky presented the project manager for the applicant, David Boesch, of Nelson Engineering to present the exhibits.

Mr. Boesch presented a colored rendering of the site marked into **evidence A-1**. The plans revised through September 13, 2011 were marked into **evidence A-2**.

Mr. Boesch described the location of the building on Rose Avenue and the condition of the existing building. He said that the one-story building is comprised of 1/3 office space and 2/3 warehouse. Mr. Boesch explains that the applicant would like to make exterior improvements to the property and add an outside storage area for equipment.

Mr. Boesch presented a photograph showing the aerial view of the property that was marked into **evidence A-3**. He said that the aerial shows that the land is sandy with minimal top soil. A lawn would be established in that area.

Mr. Brodsky presented Nicholas Sapnar, a principal for the applicant. Mr. Sapnar said that there are no more than 8 employees at the site at one time. The 17 parking spaces are more than adequate for the number of employees.

Mr. Sapnar presented a photograph of the existing building that was marked into **evidence A-4**. The photograph shows the façade of the building. He said that they are painting the exterior of the building a neutral color, except for the front which is made of brick.

Board Engineer, Bill Fitzgerald, P.E. asked about the structure of the wall and wants to see a detail of how the wall was constructed along with the final site plan.

Mr. Sapnar described the changes they will be making to the property, including new street trees and shrubbery, a fenced storage space and the driveway will be sealed and new parking lines will be painted.

Mr. Sapnar presented a photograph marked into **evidence A-5** that shows the view to the north from the back of the building. He said that there is a 40' buffer from the residential properties.

From the audience, Gregory Coleman, 11 Roller Road East, had concerns for the vegetation along the property line and the buffer between the residential area and the property. Mr. Higgins said that there is a 150' buffer requirement between an industrial zone and a residential zone, but that it was to be provided on the residential side since it was developed more recently.

Mr. Coleman asked about the lighting and hours of operation. It was discussed that the lighting will be facing down so it will not disturb the adjacent properties. The hours of operation will be 7 a.m. to 5 p.m. Monday through Friday and the lights will be turned off by 7 p.m.

Mr. Coleman asked about potential future development on the Northern side of the property. Chairman Means said that that area would be used for parking but if the applicant wanted to expand he would have to come back to the board and give notice.

A motion to close the public hearing was made by Thomas Means and seconded by Warren Goode.

In Favor: Andrisano, Brody, Garofalo, Goode, Healy, Klose, Levy, Verrilli, Means  
Opposed: None

A motion of approval was made by Thomas Means and seconded by Christopher Healy.

In Favor: Andrisano, Brody, Garofalo, Goode, Healy, Klose, Levy, Verrilli, Means  
Opposed: None  
Ineligible: None  
Absent: Gallelo, Menell

To be memorialized on November 28, 2011.

**Seaview Square, LLC by  
Rent Receiver Grubb & Ellis  
Management**

Block 141, Lots 1, 23  
Route 35 & 66  
Ocean  
Zone C-4

This is an application for amended minor subdivision approval in order to change a condition of approval.

Attorney for the applicant: Rick Brodsky, Esquire

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-1**. The Board Professionals read their reports into the record.

Mr. Brodsky explained that this is a previously approved minor subdivision. The applicant would like to get the approval reaffirmed.

Board Planner Jim Higgins, P.P. explained that the application was approved in February for the old ACME building to move the lot line 5'.

Board Attorney Sanford Brown, Esquire outlined the conditions of a positive resolution.

A motion to close the public hearing was made by Thomas Means and seconded by Anthony Andrisano.

In Favor: Andrisano, Brody, Garofalo, Goode, Healy, Klose, Levy, Verrilli, Means  
Opposed: None

A motion of approval and memorialization was made by Thomas Means and seconded by Fred Brody.

In Favor: Andrisano, Brody, Garofalo, Goode, Healy, Klose, Levy, Verrilli, Means  
Opposed: None  
Ineligible: None  
Absent: Gallelo, Menell

Meeting Adjourned at 10:46 P.M.

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Rachel Goncharko  
Board Secretary  
Recording Secretary