

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 said that there will be a public hearing for the Ocean Township Bicycle and Pedestrian Network Plan at tonight's meeting.

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

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

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 December 9, 2011.

CASES CARRIED to January 23, 2012

236 Monmouth Road Associates, LLC
Block 25.33, Lot 1
236 Monmouth Road
Oakhurst

**Seaview Square, LLC by
Rent Receiver Grubb & Ellis
Management**
Block 141, Lots 1 & 23
Route 35 & 66
Ocean

MINUTES FOR APPROVAL: A motion was made by Thomas Means and seconded by Warren Goode to approve the minutes from the meeting of October 24, 2011.

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

MINUTES FOR APPROVAL: A motion was made by Thomas Means and seconded by Warren Goode to approve the minutes from the meeting of November 28, 2011.

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

RESOLUTION MEMORIALIZATIONS

3413 Rose Avenue, LLC

Block 182, Lot 4
3413 Rose Avenue
Ocean

MOVED: Means SECOND: Goode
FAVOR: Andrisano, Brody, Garofalo, Goode,
Healy, Klose, Levy, Verrilli, Means
OPPOSED: None
INELIGIBLE: Gallello, Menell
ABSENT: None

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

Chairman Means disqualified himself from the public hearing and left the room.

Planning Administrator Marianne Wilensky introduced the plan. She said that it creates routes so that people can get to places by walking or biking. It is a long-term plan and will be implemented over 10-15 years and will be funded largely through grants. Comments were received from engineers from Monmouth County which will be included as an addendum to the plan. Monmouth County wants to be involved in the plan because it includes county roads.

A motion to close the public hearing was made by William Garofalo and seconded by Christopher Healy.

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

A motion of approval and memorialization was made by Warren Goode and seconded by Christopher Healy.

In Favor: Andrisano, Brody, Gallello, Garofalo, Goode, Healy, Klose, Levy, Verrilli
Opposed: None
Ineligible: Menell, Means (Disqualified)
Absent: None

CONTINUED CASES

Pitti Bimi

Block 22, Lot 81
264 Norwood Avenue
Oakhurst
Zone C-1

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

Attorney for the applicant: Marc Policastro, Esquire

Chairman Means returned to the room.

Board Secretary Rachel Goncharko announced for the record that Board members William Garofalo, Estelle Klose and John Verrilli have listened to the recordings for the last hearing on September 26, 2011 and are eligible to vote on this application.

The Board's information packet, containing the minutes from the hearing on September 26, 2011, was marked into **evidence B-2.**

The attorney for the applicant, Marc Policastro, Esquire introduced John Buletza, P.E., P.P. from Nelson Engineering. Mr. Buletza presented the Landscape Plan, Sheet 5 of the plans revised October 14, 2011 which was marked **A-3 for identification only.** Mr. Buletza explained the revisions that had been made to the plan.

He said that four signs are proposed to deal with the concerns of self-policing of parking. They will consist of an employee parking only sign, a speed hump sign, a yield sign, and no trespassing and tow away zone sign.

Mr. Buletza said that they investigated traffic circulation for passenger vehicles, delivery trucks and garbage trucks. Passenger vehicles and delivery trucks can loop around the gravel parking lot to enter and exit. Front-loading garbage trucks cannot traverse the site so they will relocate the dumpster and dumpster enclosure 15' away from the building in an off-street parking area. Tom Delisa, of the private waste hauler company, was contacted to do a dry-run of garbage pick-up on the site. A letter from Mr. Delisa dated September 23, 2011 explaining the pick-up was marked **A-4 for identification only**. Mr. Buletza believes that the relocation of the dumpster will be compatible with street traffic.

Board Planner, James Higgins, P.P. said that he still does not have a clear idea of what the parking lot was like before the improvements were made. Mr. Buletza presented a survey dated September 9, 1988 that shows the existing conditions that was marked **A-5 for identification only**. He said that the survey shows the same driveway from Norwood Avenue and discussed the comparisons on the survey and the present site.

Mr. Buletza continued to outline the improvements that will be made to the site including lighting and landscaping. He said that the parking lot will be stripped to have 7 off-street parking spaces with 1 space being an ADA barrier free spot. He said that the applicant believes these changes lead the property to be closer to compliance to the Land Development Ordinance.

Mr. Buletza outlined the existing variances and discussed the revisions and improvements with the Board. Board Engineer William Fitzgerald, P.E. said that he does not agree that backing into the driveway from Norwood Avenue for garbage pick-up is compatible with traffic on Norwood Avenue. He suggests pulling head-in at a 45 degree angle. The applicant will meet with Mr. Fitzgerald to determine how garbage pick-up will work. Board member Warren Goode asked what kind of trash the store has. Mr. Buletza said that rolling dumpsters will be used for cardboard boxes and packaging materials. Mr. Buletza referenced the letter from Mr. Delisa which stated there will be a 3 yard trash container and a 3 yard cardboard container. Removal will take place once a week. Mr. Fitzgerald said that cardboard is recycled which will require a second truck.

Mr. Goode asked what the metal shed is used for. Mr. Buletza said that it is used for storage and that it is located on unusable parking spaces. Mr. Goode commented that there is a stripe running down the middle of the shed.

Board Attorney Sanford D. Brown, Esquire said that the Landscape Plan marked as Identification A-3 could have been submitted previous to the meeting so that the professionals could prepare reports. He suggests adjourning the meeting so that they can have reports prepared for the next meeting. Chairman Means asked what issues are outstanding. Mr. Fitzgerald said that he is waiting on revised plans. Mr. Higgins said that the shed and the dumpster area are outstanding issues. Mr. Higgins suggested replacing the asphalt around the shed with landscaping. Mr. Fitzgerald suggested moving the shed next to the garage to open up more space for the garbage truck to turn around.

Mr. Brown will prepare a positive resolution subject to resolving these outstanding issues. Chairman Means wanted to determine a time frame to get the work done. They will start construction at the end of March and will have 90 days until July 1, 2012 to complete construction. Mr. Goode asked what the incentive is to get this work done and what would happen if it is not completed. Mr. Higgins said that a bond would be in place and it could be a condition of approval. Planning Administrator Marianne Wilensky said that a summons would be issued to go to municipal court and they would have to pay fines if it is not completed.

Chairman Means carried the application to the next meeting on January 23, 2012. Plans must be submitted by January 13, 2012.

Marteli at Wayside, LLC

Block 37.16, Lots 33, 33.01, 34, 35
36, 46, 47

Bowne Road and Deal Road
Wayside

Zone R-2/HD and R-1

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

Attorney for the applicant: Craig M. Gianetti,
Esquire

Board Secretary Rachel Goncharko announced for the record that Board members Ray Menell, William Garofalo, Estelle Klose and John Verrilli have listened to the recordings for the last hearing on September 26, 2011 and are eligible to vote on this application.

The Board's information packet, containing reports of both of the Board's professionals and in-house departments, was marked into **evidence B-3**. Board Engineer, William Fitzgerald, P.E. and Board Planner James Higgins, P.P. summarized their reports for the record. Mr. Fitzgerald explained how the pond will function and said that a lot of details for the system have not yet been provided.

Chairman Means asked if the applicant agrees to provide those details. Mr. Garrito said that they can agree to meet the requirements in Mr. Fitzgerald's report. He said that he is not designing the pump himself but that he has worked on systems like this before. The final details on the control panels have not been worked out yet. Board Attorney Sanford Brown, Esquire clarified that the details will be submitted before the signing of plans.

From the audience, Zeke Lopes, 1236 Deal Road, asked about grading and how high the ground will be raised. Mr. Higgins explained that the applicant is asking for a variance to allow for a three story building because the basement is considered to be the first floor. The maximum height allowed is 35' when measured from the first floor. The applicant is proposing 31'. Mr. Fitzgerald said that the grading will only be raised 2'. He said that it will make the house look like it is further away. Mr. Lopes also commented that the roof drains should be tied into the stormdrains. Mr. Garrito said that they will do that.

From the audience, Joe Richter, 1226 Deal Road, asked how much foundation will show on the house. Mr. Fitzgerald said that 4' will be foundation but the siding can be brought down to have it not all exposed. He said that they can require that no more than 2' of masonry siding be exposed.

Mr. Fitzgerald addressed impervious coverage and said that there are two critical areas. The first is on-site area that will drain into the wetpond and on-site area that will drain into Deal Road. The wetpond has 5,000 square feet of impervious land and there is no limitation on impervious coverage other than what is mandated by the zoning ordinance. But, the rear lots have no future impervious coverage shown. Nothing can be put on those lots and homeowners would have to do an individual analysis if they wanted to add anything, such as a patio. Mr. Gianetti said that the applicant would agree to deed restrict the lot coverage on the rear lots.

Mr. Goode said that he does not think deed restriction will work because owners will do things without reading the deed restrictions. Board Attorney Sanford Brown said that any prospective owner should know about the drainage system and that the homeowners association will have to maintain it. The applicant agreed to have the notice language in boldface print in contracts for prospective buyers.

Mr. Fitzgerald said that extra piping should allow water to get into the pond. He said that this may resolve all the problems.

Mr. Brown requested a 5 minute break at 9:10 p.m. The hearing resumed at 9:35 p.m.

Mr. Gianetti said the meeting will be closed with the drainage and lot coverage issue remaining. He said that the applicant will submit plans 10 days prior to the next meeting and will vote at that meeting.

From the audience, Mr. Richter asked if the Deal Road lot will be included in the homeowner's association. He said that the drainage that goes to Deal Road is not maintained. Mr. Gianetti said that it was not intended to be part of the homeowner's association and will not be contributing to the association or be responsible for the basin. Mr. Fitzgerald said that the Township is responsible for improvements and maintenance within the roadway. Mr. Richter said that in the past the previous owner of the Deal Road lot maintained it.

A motion to close the public hearing except for issues relating to lot coverage was made by Chairman Means and seconded by Warren Goode.

In Favor: Andrisano, Gallelo, Garofalo, Goode, Healy, Klose, Levy, Verrilli, Means

Opposed: None

Mr. Brown agreed to prepare a positive resolution for the next hearing. Mr. Fitzgerald said that plans must be finalized by Christmas and that the applicant must be able to prove that the lots can handle the drainage.

Chairman Means carried the application to the next meeting on January 23, 2012.

Meeting Adjourned at 9:43 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary