

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

DISCUSSION: **Ordinance #2196**

Planning Administrator Marianne Wilensky explained the proposed revisions to the sign ordinance. Ms. Wilensky said that she looked at other towns' sign ordinances as examples. In particular, she used Red Bank as a model for signs that could be used in the C-1 zones such as Monmouth Road and Norwood Avenue. Blade signs, sandwich board signs and awning signs are some of the different signs that are proposed. She said that these different signs will be better looking and will be more friendly to the businesses. The Board agreed that the proposed sign ordinance while not in conformance with the Master Plan, is consistent with the intent and purpose of the master plan.

A motion to recommend the adoption of the proposed ordinance to Council was made by Carlo Gallelo and seconded by Estelle Klose.

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

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

MEMBERS PRESENT:	Anthony Andrisano Fred Brody Carlo Gallelo William Garofalo Warren Goode, V Chair Christopher Healy Estelle Klose Stephen Levy, Alt I (left 7:40 pm) Ray Menell, Alt II John Verrilli	MEMBERS ABSENT:	Thomas Means, Chair
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OTHERS PRESENT:	Sanford Brown, Esquire, James Higgins, P.P., Bill Fitzgerald, P.E., Marianne Wilensky, Rachel Goncharko,	Board Attorney Board Planner Board Engineer Planning Administrator Planning Board Secretary Recording Secretary
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Vice Chairman Warren Goode 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 February 4, 2013.

MINUTES FOR APPROVAL:

A motion was made by Christopher Healy and seconded by Anthony Andrisano to approve the minutes from the meeting of September 24, 2012.

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

RESOLUTION MEMORIALIZATION

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

Block 141 Lots 1 & 23
Routes 35 & 66
Ocean

Amended Site Plan Approval

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

CASES CARRIED until March 11, 2013

The White House in Oakhurst, LLC

Block 8 Lot 20
45 Monmouth Road
Oakhurst

Ocean Sunset 35, LLC

Block 137 Lots 28, 29
911-919 Highway 35
Ocean

Apple Food Service of Ocean, LLC

Block 141 Lots 1, 23
2301 Route 66
Ocean

Deal Development Corp

Block 34 Lot 3.02
807 Deal Road
Ocean

NEW CASE

Oakhurst Country Day Estates

Block 25.15 Lots 37, 38, 42, 44, 45
128 Monmouth Road
Oakhurst
Zone R-3

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

Attorney for the applicant: Jennifer S. Krimko, Esquire

Stephen Levy disqualified himself from the application and left the dais at 7:40 p.m.

Board Attorney, Sanford Brown, Esquire stated that his wife works for the nursery school at the church across the street on Monmouth Road. The attorney for the applicant, Jennifer S. Krimko, Esquire had no issues with this.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into evidence B-1. The Board Planner and Board Engineer summarized their reports.

Ms. Krimko explained that the site was rezoned for an overlay zone by the Council.

The following items were marked into evidence:

- A-1 Set of plans entitled 'Preliminary and Final Major Subdivision Plan' dated March 6, 2012 revised through January 29, 2013 consisting of 17 sheets.
- A-2 Set of plans entitled 'Drainage Analysis Maps' dated March 6, 2012 revised through January 29, 2013 consisting of 6 sheets.
- A-3 Architectural plans dated May 17, 2012.
- A-4 Aerial photograph of the site
- A-5 Plan showing the drainage area

The engineer for the applicant, John Truhan, P.E., referred to A-4 to describe the area and the proposed subdivision. He explained that the area will be subdivided into 19 lots. Eighteen of the lots will be residential and one lot will have a detention basin. The cul-de-sac will be called Rachel Court. A berm will surround the property. He said that it is in the R-3 zone and was designed to be in compliance with the alternate R-3 overlay zone.

He said that some of the lots require a variance for width and that the granting of the variance will not cause a detriment as the surrounding lots are very similar in size.

Mr. Truhan discussed drainage and stormwater management. He said that the cul-du-sac will collect the majority of the water and the system will carry the water to the detention basin. He said that the system will serve existing Monmouth Road facilities and will improve existing conditions. He said that the stormwater system is a combination of a sand filter and a detention basin. He said that they will address all the questions in Mr. Fitzgerald's report regarding the drainage.

A detail of the open space lot dated February 11, 2013 was marked into evidence A-6. Ms. Krimko explained that an additional lot will be created from two other lots. The other lots will still be conforming. It will be owned by the Home Owners Association and will be deed restricted for no future development. There will be a 15' access easement from Rachel Court to the open space lot for maintenance.

Ms. Krimko outlined the new plantings proposed for the site, including shade trees, evergreen trees and flowering shrubs. The applicant will also make a \$15,400 contribution to the Shade Tree Fund. She went through the report of Mr. Higgins, indicating that the applicant will comply with his suggestions for the fencing. She said that they will be in compliance with the ordinances with regard to landscaping and fencing. There will be estate fencing on the property line with plantings on the inside. Mr. Fitzgerald said that that makes it easier for maintenance.

Ms. Krimko said that the applicant will submit more details and drawings on the homes, but that they are just concept plans as the developer is not seeking variances for the structures. The homeowners would have to come back to the Board to make changes. Mr. Higgins said that architectural plans are required to be submitted with the application and that a variance is required if the plans are not submitted. Ms. Krimko said that they will submit architectural plans.

Mr. Truhan said that the stormwater system meets the state requirements. Mr. Fitzgerald said that the groundwater recharge affecting the basements or crawlspaces of surrounding neighbors should be studied.

Mr. Truhan said that they meet the Residential Site Improvement Standards and there are no issues with traffic on the roads or around the cul-du-sac.

Kevin Allen, 419 Harnell Avenue, asked if parking will be allowed on the street as he is concerned that emergency vehicles will not be able to maneuver around. Ms. Krimko said that they have a traffic expert who can testify to that. Mr. Allen said that his main concern is water. He said that they are proposing to remove trees and pave and asked if they are confident that there will be no impact. Mr. Truhan said that all the proposed pipes and swales will improve the situation and that a lot of time was spent discussing this with Mr. Fitzgerald.

Don Wilkins, 414 W. Lincoln Avenue, asked if the existing fence along his property line is going to be taken down. Ms. Krimko said that if the fence is on the applicant's property it will be taken down and a new proposed fence will be going around the existing trees. Mr. Wilkins asked if curbing is proposed on W. Lincoln Avenue towards Monmouth Road. Mr. Truhan said that there is no proposal for curbing. Ms. Krimko said that all the water from the property is directed towards the basin and Monmouth Road where there is curbing.

Ted Krzyzanowski, 183 Cliftwood Road, asked about the increase in impervious surface and the drainage on the property. He said that he is concerned with the runoff problems getting worse.

Dennis Don, 416 W. Lincoln Avenue, asked how long the basin will hold water. Ms. Krimko said that they have a witness who can answer that question.

Ed Thayer, 425 Harnell Avenue, said that no one has addressed water that comes from Marie Elaine Court. He said that it floods his property. Ms. Krimko said that the applicant is not obligated to prevent water runoff from another development. Mr. Thayer asked if this development will make the water runoff worse. Ms. Krimko said that what they are proposing will limit the runoff from the property.

Darrin Goodwin, Marie Elaine Court, asked how many homes will require variances. Ms. Krimko said that just one lot on W. Lincoln Avenue requires a variance for lot size and the other lots require variances for change in grade of more than 2'. Mr. Truhan said that they are changing the grade up to 4' in some areas to allow for stormwater management. Mr. Goodwin asked who is responsible if the system does not work. Mr. Truhan said that they have designed the system with all the regulations and requirements. Ms. Krimko said that performance and maintenance bonds are posted with the Township.

Gina Kneser, 429 Harnell Avenue, asked if a detention basin will be in the deed restricted lot. Ms. Krimko said that the lot will be left undisturbed.

Paul Mayerowitz, Cedar Village, asked how the basin liner will be replaced in order to prevent percolation into the ground. Mr. Fitzgerald said that there are state and municipal regulations and a stormwater maintenance operation manual must be filed with the Township. Mr. Mayerowitz asked if the Homeowners Association is responsible to replace it and assumes liability. Mr. Fitzgerald said that that is disclosed upon closing.

Mr. Allen, 419 Harnell Avenue, asked if the open space lot would be left as it is today. Ms. Krimko said that there is a volleyball net there that is not the applicants and will be removed. Mr. Allen said that the net is on his property.

Mr. Allen asked how many homes could be built if no variances were granted. Ms. Krimko said 17 could be built, as the zoning was adopted February 7, 2011 to make all the lots conforming. Mr. Allen asked why they were not noticed about the re-zoning. Ms. Krimko said that a notice was published in the newspapers. Marianne Wilensky, Planning Administrator, explained the noticing procedures. She explained that a Township Council hearing for a re-zoning does not require notice to all the property owners within 200'.

The Traffic Engineer for the applicant, Karl Pehnke, P.E. of Langan Engineering, said that all residential development is governed by RSI standards, which includes emergency vehicles. He said that a cul-du-sac requires a 30' cartway to accommodate parking on two sides and an 80' bulb. He explained that the proposed cul-du-sac is larger than what is required. He said that the proposed homes have two car garages, so there will likely be very little parking on the streets and emergency vehicles will be safe to move around.

Mr. Allen, 419 Harnell Avenue, asked if emergency vehicles will be able to maneuver around if cars are parked on both sides of the cul-du-sac. Mr. Pehnke said that there will be no parking in the bulb of the cul-du-sac. He suggested making it a condition to have 'No Parking' signs.

Gene Santana P.E. of Truhan Engineering described the design of the detention basin. He explained that it is sized to carry a 100 year storm event. It has a positive discharge and will always be flowing. He said that water will sit in the basin for 1 ½ days. Mr. Fitzgerald said that state statute requires water to evacuate within 72 hours.

Dennis Don, 416 W. Lincoln Avenue, is concerned with stagnant water in his driveway from heavy rains and how long it will take to drain.

Fred Brody asked if the system will catch debris from runoff. Mr. Santana described how the stormwater system will filter the debris.

Ms. Krimko said that the applicant will resubmit architectural plans and bring the architect to testify at the next hearing.

Chairman Goode carried the application to March 11, 2013.

Meeting adjourned at 9:30 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary