

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

DISCUSSION: Minor Site Plan Subcommittee Applications

Woodshire Apartments, Inc.
Block 1.02 Lot 34

Planning Administrator, Marianne Wilensky explained that the applicant filed a minor site plan subcommittee application after their appeal to the Board of Adjustment was denied. Board Engineer, William Fitzgerald determined that variances were required and the application is not eligible for minor site plan subcommittee.

Ladacin
Block 182 Lots 9.01, 9.02, 9.03

Ms. Wilensky said that the applicant wants to erect a sign for the office building. The proposed resolution suggests landscaping at the base of the sign based on the report of the Board Planner, James Higgins. The Minor Site Plan Subcommittee unanimously recommended this application for approval to the full Board.

Martelli at Wayside, LLC
Block 37.16 Lot 36

Ms. Wilensky explained that the applicant was doing work beyond the area of the approvals previously received for the model home and now they want to expand the clearing area. She said that the proposed resolution references five conditions on Mr. Higgins' report. The Minor Site Plan Subcommittee unanimously recommended this application for approval to the full Board.

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

MEMBERS Anthony Andrisano
PRESENT: Fred Brody
Warren Goode, V Chair
Estelle Klose
Thomas Means, Chair

MEMBERS Carlo Gallelo
ABSENT: William Garofalo
Christopher Healy
Stephen Levy, Alt I
Ray Menell, Alt II
John Verrilli

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
James Higgins, P.P., Board Planner
Bill Fitzgerald, P.E., Board Engineer
Marianne Wilensky, Planning Administrator
Rachel Goncharko, Planning Board Secretary
Recording Secretary

Chairman 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 April 16, 2013.

MINUTES FOR APPROVAL

A motion was made by Warren Goode and seconded by Anthony Andrisano to approve the minutes from the meeting of February 11, 2013.

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

RESOLUTION MEMORIALIZATION

Ocean Sunset 35, LLC

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

Preliminary and Final Site Plan Approval with Variances

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

CONTINUED CASES

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

Board Attorney, Sanford Brown explained that there is not a quorum to vote on the application, but that the applicant can proceed. Ms. Krimko agreed to proceed without a vote.

Chairman Means is ineligible to vote and left the dais. Mr. Goode served as chairman for this application.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into evidence B-3. Board Planner, James Higgins summarized his report. Attorney for the applicant, Jennifer Krimko, Esquire agreed to the amount to be donated to the Shade Tree fund as stated in Mr. Higgins' report. Board Engineer, William Fitzgerald summarized his report.

Ms. Krimko noted that there is a correction on the plans. The easement on the two properties is a total of 15' in width. Mr. Fitzgerald said that he is okay with that.

The following items are marked into evidence:

- A-8 Preliminary and Final Major Subdivision plan revised through 4/11/13, consisting of 17 sheets.
- A-9 Final plat of major subdivision, dated 4/3/13, consisting of 1 sheet.
- A-10 Addendum #1 – Stormwater Management Report dated 4/11/13 by Gene Santana, P.E.
- A-11 A color rendering of Sheet 7 of 7 of the drainage maps revised through 4/11/13.

The drainage expert for the applicant, Gene Santana P.E. referred to A-11 to describe the existing and proposed drainage area. He said that the drainage volume has been reduced to 60% of the existing volume and that less water will be ponding in the northwest corner. Mr. Fitzgerald asked if the water will drain within 72 hours as he is concerned with mosquitoes. Mr. Santana said that he doesn't think it would be a problem as the volume is being reduced.

Mr. Goode asked about the type of soil. Mr. Santana referred to the soil erosion plan within the set of plans marked A-8 and said that it is a sandy loam, which drains well. Mr. Fitzgerald agreed. Mr. Fitzgerald said that Addendum #1 completes his engineering requirements.

A motion to close the public hearing of the remaining testimony was made by Warren Goode and seconded by Estelle Klose.

In Favor: Andrisano, Brody, Goode, Klose
Opposed: None

Mr. Goode carried the application to May 13, 2013.

Chairman Means returned to the room.

CARRIED CASES

Deal Development Corp

Block 34 Lot 3.02
807 Deal Road
Ocean
Zone C-2

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

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

Board member John Verrilli arrived at 8:05 p.m.

Board Planner James Higgins, P.P. is disqualified on this application and left public meeting room.

Chairman Means has listened to the CD recording of the first hearing for this application and is eligible to vote.

Attorney for the applicant, Peter S. Falvo, Jr., Esquire said that the opposing attorney representing Madison Lease, LLC had wanted to cross-examine the last expert to testify at the last hearing, but that he wanted to bring the traffic expert to testify first. In the absence of the opposing attorney, the Board agreed.

Henry Ney, P.E., traffic expert for the applicant, described the changes made to the site. Mr. Ney said that the applicant is proposing to increase the storage area and add restrooms for customers. He said that the expansion will not cause a significant change in traffic and a traveler on Deal Road will not notice the change in size to the building. He said that a full traffic study was not required.

Mr. Ney said that they are adding one additional parking space to what already exists. The driveways have been changed to have a one-way entrance to the site and a right turn lane and a left turn lane to exit the site. A landscaped area will be added to the front. Mr. Goode asked why the driveway could not be in the center of the frontage as the ordinance requires. Mr. Ney said that it provides separation from the gas station next door and allows for trucks to have straight access to the back for deliveries. He said that they eliminated some of the spaces in the back so that trucks could loop around the lot after deliveries.

Mr. Falvo said that the storage shed will be removed.

The Board took a break from 8:27 p.m. to 8:30 p.m.

David Boesch, project manager for the applicant, returned to answer questions about his testimony from the previous hearing. Chairman Means asked about the landscaping on the western side of the lot. Mr. Boesch said that they had agreed to plant laurels, evergreen shrubs and a variety of plants subject to Mr. Fitzgerald's approval.

Mr. Boesch said that none of the new space is for retail use and the applicant has no intention of expanding the retail area. The resolution will be specific to floor plans and square footage to be used for each use of the building. Mr. Falvo said that there will be no change to operations as a result of the proposed improvements. Mr. Boesch agreed.

Mr. Falvo asked if the Board would vote on the application tonight.

A motion to close the public hearing was made by Thomas Means and seconded by Fred Brody.

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

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

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

To be memorialized May 13, 2013.

Board Engineer William Fitzgerald, PE left the meeting at 8:40 PM.

Mr. Higgins returned to the room.

Apple Food Service of Ocean, LLC This is an application for minor site plan approval with
Block 141 Lots 1 & 23 variances in order to erect canopies with signage.
2301 Route 66
Ocean Attorney for the applicant: Michael J. Vitiello, Esquire
Zone C-4

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked as B-1. Board Planner, James Higgins, P.P. summarized the reports. He went through all the existing and proposed signs. There are a total of 20 signs, including 8 awnings proposed to have the Applebee's logo on them, which are considered signs. The applicant is requesting a variance for total sign area of 581.19 sq ft in which the awnings take up the majority of the area. Mr. Higgins said that the Board has to consider the total sign package. He said that what is there now is different than what was originally approved. Attorney for the applicant, Michael J. Vitiello, Esquire said that revised architectural plans will be submitted to address the items that Mr. Higgins noted were missing.

Robert Freud, P.E., of InSite Engineering, submitted Sheet A302 of the architectural plans which was marked into evidence A-1. The sheet shows the proposed awnings with the logo. Mr. Freud said that the awnings will be very similar to the ones at the Tinton Falls location. Applebee's has changed their brand image and the logo on the awnings is the corporate standard. Mr. Freud described all the additional signs on the buildings, including a 'Car-side To Go' sign identifying the car-side pick-up service once you are on-site.

Detailed graphics of the signs by Burton Sign Works Inc., dated 6/12/12 consisting of 4 sheets were marked into evidence A-2. He said that they removed the promotional signs and neon signs at the entrance. Chairman Means and Mr. Higgins agreed that the logo on the yellow awnings will break up the color and make it more attractive. Mr. Freud said that the awning near the door has red and green color on the logo and the rest have the silhouette of the logo. He explained that if the awnings are taken out of the equation, they meet the requirements of the sign ordinance. Mr. Freud said that the sign boxes are proposed to have a 12 inch projection where 8 inches are allowed. Mr. Higgins said that he has no issue with the Board granting that variance.

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

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

A motion of approval was made by Thomas Means with the condition that revised architectural plans be submitted which will be subject to final approval by Mr. Higgins. The motion was seconded by Warren Goode.

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

To be memorialized May 13, 2013.

Ladacin

Block 182 Lots 9.01, 9.02, 9.03
1703 Kneeley Blvd
Wanamassa
Zone O-1/80

This is an application for minor site plan subcommittee approval for a freestanding sign.

This application for a freestanding sign for the commercial building was unanimously recommended to the full Board for approval with the condition that a landscaping plan for the base of the sign be submitted.

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

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

Woodshire Apartments, Inc.

Block 1.02 Lot 34
2152 Aldrin Road, #5A
Ocean
Zone R-7

This is an application for minor site plan subcommittee approval in order to change the grade on some areas of property.

Planning Administrator, Marianne Wilensky, explained that the application requires a variance and the minor site plan subcommittee does not have jurisdiction. The applicant must make a full application to the Planning Board.

Martelli at Wayside, LLC

Block 37.16 Lot 36
629 Bowne Road
Ocean
Zone R-2HD

This is an application for minor site plan subcommittee approval to change the limit of disturbance.

This application to change the limit of disturbance was unanimously recommended to the full Board for approval with five conditions set forth in the resolution.

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

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

Meeting adjourned at 9:20 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary