

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

DISCUSSION: Minor Site Plan Subcommittee Applications

G.S. Realty Corp
Block 22 Lots 106.04 and 108.03

Planning Administrator, Marianne Wilensky explained that a seven lot subdivision was approved about 10 years ago. Trees were removed but it is unclear whether the prior owner or the applicant removed them. Board Planner James Higgins, P.P. said that the project manager for the applicant, David Boesch of Nelson Engineering, indicated that the prior owner removed the trees. Mr. Higgins' report recommends that the trees must be replaced or a donation of \$1,750.00 be made to the Shade Tree Fund. In addition, a revised landscape plan must be submitted. The Minor Site Plan Subcommittee unanimously recommended this application for approval to the full Board.

AB Nobility Ocean, LLC
Block 152 Lot 2.02
Block 153 Lot 80

Ms. Wilensky explained that the applicant wants to replace a missing piece of fence in the back corner next to Gateway Day Treatment facility in order to better screen it. They also propose to change the details of the gate that were originally approved in a prior application. Board Engineer William Fitzgerald, P.E. said that a letter indicating that vehicles will not pass through the gate should be required and that if the applicant returns to the Board, the piece of fence must be removed. These will be conditions of approval in the resolution. 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: Carlo Gallelo
William Garofalo
Warren Goode, V Chair (arriv. 7:43 pm)
Christopher Healy
Estelle Klose
Stephen Levy, Alt I
John Verrilli
Thomas Means, Chair

MEMBERS Fred Brody
ABSENT: Ray Menell, Alt II

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 May 7, 2013.

RESOLUTION MEMORIALIZATIONS

Apple Food Service of Ocean, LLC

Block 141 Lots 1 & 23
2301 Route 66
Ocean

Minor Site Plan Approval

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

Deal Development Corp

Block 34 Lot 3.02
807 Deal Road
Ocean

**Preliminary and
Final Site Plan Approval**

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

CONTINUED 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 has disqualified himself on this application and left the dais.

Board Members Carlo Gallelo, William Garofalo and John Verrilli have listened to the recordings of the last hearing and are eligible to vote on this application.

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into evidence B-4. Board Engineer, William Fitzgerald, P.E. said that he is fine with a conditional approval being granted. Board Planner, James Higgins, P.P. said that his report is unchanged.

Vice Chairman Warren Goode arrived at 7:43 PM.

The plan set revised through 4/30/13 was marked into evidence A-12.

Board Attorney Sanford Brown, Esquire said that he prepared a positive resolution.

A motion to re-open the public hearing was made by Warren Goode and seconded by William Garofalo.

In Favor: Andrisano, Gallelo, Garofalo, Goode, Klose, Verrilli
Opposed: None

Mr. Brown reviewed the resolution. Ms. Krimko agreed to a condition in the resolution that it would be up to the Township Manager's discretion to add curbing or sidewalks to Lot 42.01. A \$15,400.00 donation to the Shade Tree Fund will be made by the applicant. Unconditional approvals from Monmouth County must be obtained.

A motion to close the public hearing was made by Warren Goode and seconded by William Garofalo.

In Favor: Andrisano, Gallelo, Garofalo, Goode, Klose, Verrilli
Opposed: None

A motion of approval and memorialization was made by Warren Goode and seconded by Anthony Andrisano.

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

Mr. Levy returned to the room.

NEW CASES

Eliot and Lori Tawil

Block 11 Lots 12.01, 15.01
150 Norwood Avenue
204 Maplewood Avenue
Oakhurst
Zone R-1

This is an application for minor subdivision approval with variances.

Attorney for the applicant: Jennifer S. Krimko, Esquire

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked into evidence B-1. Board Planner, James Higgins, P.P. summarized his report.

The minor subdivision plat dated 12/28/12 was marked into evidence A-1. The architectural plans dated 7/2/12 consisting of 10 sheets were marked into evidence A-2.

Mr. Higgins referred to A-1, indicating that the applicant is proposing to subdivide the corner of Norwood and Maplewood to create a new lot. He said that there are existing conditions that they are seeking variances for, including walkways between the lots and an existing shed. Mr. Higgins said that a number of trees have been removed and the applicant must either replace them or make a donation to the Shade Tree Fund. Attorney for the applicant, Jennifer S. Krimko, Esquire said that a tree plan will be submitted for Mr. Higgins' review.

Board Engineer, William Fitzgerald, P.E. summarized his report. Ms. Krimko said that they will comply with the lighting ordinance.

Ms. Krimko said that they are proposing to validate the existing conditions. She said that the same family owns both of the lots so it makes sense to have the walkways between the lots.

Planning Administrator Marianne Wilensky said that an application had previously been submitted to the Board of Adjustment to keep a service panel that was placed in an area that it was not permitted and that the application was not likely to be approved. Ms. Krimko said that the service panel will be removed.

An aerial photograph of the site from Bing.com was marked into evidence A-3. The photograph shows the shed along with the adjacent property's rear yard, in which there is now recreation equipment.

Ms. Krimko said that a tree plan will be submitted. The street trees will be replaced and a donation to the Shade Tree Fund will be made for any remaining trees that they cannot replant.

A motion to close the public hearing was made by Thomas Means and seconded by Estelle Klose.

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

A motion of approval with the condition that the maximum amount of street trees be replanted was made by Thomas Means and seconded by Christopher Healy.

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

To be memorialized June 10, 2013.

AB Nobility Ocean, LLC

Block 152 Lot 2.02
Block 153 Lot 80
7 Centre Street
Wayside
Zone O-2

This is an application for minor site plan subcommittee approval in order to erect a fence and change details of an access gate.

The Minor Site Plan Subcommittee members were Christopher Healy, Anthony Andrisano and Estelle Klose.

The Minor Site Plan Subcommittee unanimously recommended this application for approval by the full Board with the condition that the applicant must submit a letter from their engineer indicating that the gate will prohibit vehicle access to Centre Street.

A motion of approval and memorialization was made by Anthony Andrisano and seconded by Christopher Healy.

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

G.S. Realty Corp

Block 22 Lots 106.04 and 108.03
304 Grant Avenue
5 Country Club Drive
Deal Park
Zone R-2

This is an application for minor site plan subcommittee approval for tree removal and replacement.

The Minor Site Plan Subcommittee unanimously recommended this application for approval by the full Board with the conditions that revised plans addressing Mr. Higgins' report are submitted and that the trees are either replaced or a donation to the Shade Tree Fund is made.

A motion of approval and memorialization was made by Anthony Andrisano and seconded by Christopher Healy.

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

Meeting adjourned at 8:15 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary