

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

DISCUSSION: Minor Site Plan Subcommittee Applications

Ryan's Auto Body
Block 1.02 Lots 43, 44

Planning Administrator Marianne Wilensky explained that the proposed generator will service three separate buildings on the property. The back of the property is fenced in so the generator will not be visible to most of the public. The Subcommittee members unanimously recommended this application for approval with no conditions.

Ryan Lory
Block 33.33 Lot 3

Planning Administrator Marianne Wilensky explained that the applicant would like to remove the solarium-type front of the restaurant and replace it with a new façade. Board Planner James Higgins recommended that the plans be revised to show the actual height of the roof. The Subcommittee members unanimously recommended this application for approval with the condition that revised architectural plans be submitted.

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

MEMBERS

PRESENT: Anthony Andrisano
Fred Brody
Joseph DiBenedetto, Alt II
Warren Goode, V Chair
Stephen Levy
John Verrilli

MEMBERS

ABSENT: Carlo Gallelo
William Garofalo
Estelle Klose
Ray Menell, Alt I
Thomas Means, Chair

OTHERS PRESENT:

Sanford Brown, Esquire,
James Higgins, P.P.,
Marianne Wilensky,
Rachel Goncharko,

Board Attorney
Board Planner
Planning Administrator
Planning Board Secretary
Recording Secretary

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 September 19, 2013.

RESOLUTION MEMORIALIZATION

Selma, LLC
Block 34 Lot 14
1710 Highway 35
Oakhurst
Minor Site Plan

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

CASE CARRIED to Special Meeting- October 9, 2013 at 7:00 PM

1910 Investments, LLC

Block 34 Lot 22
1912 State Highway 35
Ocean

SWEARING IN OF BOARD MEMBER

Board member Stephen Levy performed an oath and was sworn in as a member of the Planning Board for the 2013-2014 year.

RESOLUTION OF RECOGNITION

Vice Chairman Goode read a resolution thanking former Board Member Christopher Healy for his years of service to the Planning Board. A motion of approval was made by Warren Goode and seconded by Fred Brody.

In Favor: Andrisano, Brody, DiBenedetto, Goode, Levy, Verrilli

Opposed: None

Ineligible: None

Absent: Gallelo, Garofalo, Klose, Menell, Means

CARRIED CASES

Seaview Acquisition, LLC

Block 141 Lots 1, 23
2301 Route 66
Ocean
Zone C-4

This is an application for minor site plan approval with variances.

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

Board Member Stephen Levy disqualified himself from this application and left the dais.

The Board's information packet was marked B-1. Board Planner James Higgins, P.P. read his report, recommending a comprehensive sign package be submitted. Planning Administrator Marianne Wilensky read the report of the Board Engineer, skipping items relating to the tall pylon sign as that will not be discussed at tonight's meeting.

Mr. Higgins explained that there was a landscaping plan for the base of the signs to be completed no later than September 30, 2013 with prior approvals. He suggested that the date be changed. Mr. Falvo said that they are requesting an extension of time and explained that they have also submitted documentation to the Department of Transportation within the time frame in the past resolution and are still waiting on a response. He said that the applicant's traffic expert had made an inquiry and that he would follow up on the status.

Tom Schneider, principal at Bergen Sign Company, presented a sign package which was marked into evidence A-1. The sign package is dated December 27, 2012 and consists of 5 pages. Mr. Schneider referred to Mr. Higgins' report, describing to the Board what is now proposed versus what was originally approved. He said that the name of the center is being changed to "Shore Commons" in an effort to rebrand the shopping center under the new ownership. The proposed signs are consistent with the originally approved color scheme and directional signs, but they are adding a decorative top to the signs. The existing poles on the larger pylon signs will remain and will be wrapped to match the color.

The Board discussed the graphics for individual tenants and the colors they would be able to use in their logos. Mr. Schneider said that the tenants want their logos to be in color so that they are recognized. Mr. Higgins suggested allowing a white background with one additional color so that the sign is easy to read. He also said that the Board could

control the message by allowing less wording. Mr. Falvo said that the tenants want the wording on their signs so that they are not confused with other companies. He said that the tenants complain that they cannot be seen from the road and that more signage is needed.

Board Attorney Sanford D. Brown, Esquire said that there should be a technical review meeting with Mr. Higgins and the Board Engineer in order to discuss the signage.

Mr. Falvo said that the new tenant, Guitar Center, requires a variance for signage and new notice will be sent.

Mr. Brown confirmed with Mr. Falvo that Section A of the conditions of the last approving resolution have been met, which include the submission to the DOT for the sight triangle and the filing of the easements within the time period. But an extension is still required for the signs and the landscaping plan.

Vice Chairman Goode referred to the signs on Route 66, saying that the checkerboard look is distracting. Mr. Schneider said that the applicant is willing to arrange the signage however the Board would like. Different options for signage were discussed, including limiting the number of colors, wording and layout. Mr. Schneider said that he will work on a different layout and will discuss the options with the applicant.

Vice Chairman Goode carried this application to October 28, 2013 with new notice required.

Board Member Stephen Levy returned to the dais.

Sovereign Bank, NA
Block 8 Lot 17
57 Monmouth Road
Oakhurst
Zone C-1

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

Attorney for the applicant: Michael D. Malloy, Esquire

The attorney for the applicant, Michael D. Malloy, Esquire stated on the record that he had no objections to some of the Board members having accounts with Sovereign Bank.

The Board's information packet containing the reports of the Board professionals and in-house departments was marked into evidence B-1. Board Planner James Higgins, P.P. read his report, noting that the proposed ATM is not a significant impact but that there needs to be testimony as to whether or not there is an irrigation system. Planning Administrator Marianne Wilensky read the Board Engineer's report into the record. Vice Chairman Goode read the report of the Fire Marshal and Police Department into the record.

Mr. Malloy gave a brief history of the site, explaining that the building was constructed by Sovereign Bank's predecessor when there was more foot traffic into the bank. Now there are less branch visits due to on-line banking. He said that there is no reason to increase the number of parking spaces and that the installation of the ATM is now a core requirement for banking. He said that he does not believe that the installation of the ATM will lead to an increase in traffic.

The engineer for the applicant, Matthew Robinson, PE, submitted an aerial view of the site with a color rendering of the bank dated September 16, 2013 which was marked into evidence A-1. Mr. Robinson described the site and explained that the applicant is proposing a walk-up ATM in the back corner of the building. He went through the reports of the Board Professionals to address their comments. He said that they are shifting the four parking spaces and expanding the ADA compliant space. He said that there is no other place to add additional spaces. Mr. Higgins said that he had no issue with that. Mr. Robinson said that there is no sprinkler system, but they will add one if it is required. He

addressed the Police report saying that they can meet those requirements and will relocate the Knox Box as required by the Fire Marshal's report. He said that the applicant will be able to satisfy the concerns addressed in the report of the Board Engineer, including hairpin striping, the dumpster enclosure, flood lights, and repairing the bird bath in the parking lot pavement.

Donna Disimile, the branch manager for Sovereign Bank, described the use of the building. She said that there are no more than five employees there at one time. The four parking spaces are always open for customers as the employees park elsewhere and there have never been any complaints. The Board discussed the location of the ATM in the back of the building and the possibility of moving it to the front. Mr. Higgins said that the police are mainly concerned with proper lighting. Ms. Disimile said that there will be a surveillance camera. Mr. Robinson said that the ATM cannot be in the front because the kitchen and bathrooms are located there and would not allow for access to the back of the ATM for service. The site plan was marked into evidence A-2 and the architectural plans dated March 17, 2012 were marked into evidence A-3. The Board discussed the drive-aisle and how the shift in parking spaces will affect it. Mr. Robinson said that they will stripe the drive-aisle.

Ms. Disimile said that she is the facilities manager for all the facilities in New Jersey. She visits this branch twice a year. She said that she understands the parking is not an issue through e-mails from the branch manager. She oversees 160 branches throughout New Jersey but that she started only in Monmouth and Ocean Counties. Mr. Brown asked if there were dedicated contracts for employee parking in other areas. Planning Administrator Marianne Wilensky said that there appears to have been an agreement between Shadowlawn Bank and the property to the south which was never approved by the Planning Board. Mr. Malloy said that the applicant is not relying on shared parking for employees and that there is no concern that the parking spaces on site will be taken.

A motion to close the public hearing was made by Warren Goode and seconded by Stephen Levy.

In Favor: Andrisano, Brody, DiBenedetto, Goode, Levy, Verrilli
Opposed: None

A motion of approval was made by Warren Goode and seconded by Stephen Levy.

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

To be memorialized October 28, 2013.

Ryan's Auto Body

Block 1.02 Lots 43, 44
47 Cindy Lane
Ocean
Zone I-1

This is an application for minor site plan subcommittee approval in order to install a generator.

The Minor Site Plan Subcommittee unanimously recommended this application for approval by the full Board without conditions.

A motion of approval and memorialization was made by Warren Goode and seconded by Fred Brody.

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

Ryan Lory

Block 33.33 Lot 3
1801 Highway 35
Oakhurst
Zone C-3

This is an application for minor site plan subcommittee approval in order to replace an exterior wall and change a roofline.

The Minor Site Plan Subcommittee unanimously recommended this application for approval by the full Board with the condition that revised architectural plans be submitted.

A motion of approval and memorialization was made by Warren Goode and seconded by Stephen Levy.

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

Meeting adjourned at 9:13 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary