

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

DISCUSSION: Request for Proposal for Master Plan Reexamination

Andrew Brannen, Township Manager, presented a Request for Proposal for a Master Plan Reexamination, including the property of the previous Stop and Shop application and an update for an open space inventory. He said that they are requesting proposals for planners to do the reexamination and are looking to begin the process in the late winter. Mr. Brannen said that they would like to reexamine the property now for what the Town wants to see on the property rather than wait for a proposal to come in from someone else. Board Planner James Higgins said that it makes sense to be proactive. Mr. Brannen said that there have been changes in the past ten years including COAH, traffic and commercial development. Mr. Higgins also noted the change in the economy where certain approvals no longer make sense.

Don Brockel, leader of the Boy Scouts, said that a group of the boy scouts are here to attend the meeting for a merit badge. Planning Administrator Marianne Wilensky gave an overview of land use and the purpose of the Planning Board.

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

MEMBERS

PRESENT: Fred Brody
Joseph DiBenedetto, Alt II
Carlo Gallelo
William Garofalo
Warren Goode, V Ch
Stephen Levy
Ray Menell, Alt I
John Verrilli
Thomas Means, Chair

MEMBERS

ABSENT: Anthony Andrisano
Estelle Klose

OTHERS PRESENT: Sanford Brown, Esquire, Board Attorney
James Higgins, P.P., Board Planner
Marianne Wilensky, Planning Administrator
Rachel Montemarano, 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 August 1, 2014.

CASES CARRIED to January 26, 2015

Smart Access

Block 33.34 Lots 5, 6
1709 Highway 35
Ocean

**Italian American Association of the
Township of Ocean**

Block 189 Lots 6, 9
1110 Highway 35
Ocean

CONTINUED CASE

BJ's Wholesale Club, Inc.

Block 34 Lots 14.01, 20, 21, 26
1904 Route 35
Ocean
Zone C-2

This is an application for minor site plan approval with variances in order to construct a propane gas refill station.

Attorney for the applicant: John A. Giunco, Esquire

John Sarto, Esquire represented the applicant for John A. Giunco, Esquire.

The Board's information packet was marked B-2. Board Planner James Higgins read his report. Mr. Sarto said that they are willing to meet all the requirements of the report and the Board Engineer's report. He said that revised plans will be submitted.

Board Attorney Sanford Brown went through the positive resolution that was prepared.

A motion of approval and memorialization was made by Thomas Means and seconded by Stephen Levy.

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

NEW CASE

Wegmans Food Market Inc.

Block 187 Lots 1, 5
1100-1104 Highway 35
Ocean
Zone C-3

This is an application for preliminary and final site plan approval for an addition to the existing liquor store.

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

Vice Chairman Warren Goode is disqualified on this application and left the meeting at 7:40 PM.

The Board's information packet containing the reports of the Board's professionals and in-house departments was marked B-1. The site plan set dated September 29, 2014 was marked into evidence A-1.

Board member Tony Andrisano arrived at 7:42 PM.

Board Planner James Higgins summarized his report, indicating that no new variances were created by the request. Planning Administrator Marianne Wilensky summarized the Board Engineer's report.

Joe Yannucci, Jr., PE, the engineer for the project, referred to Sheet CS100 of the site plan set to show the area for the proposed addition to the liquor store. He said that they are eliminating 30 parking spaces due to the addition. The color and design of the addition will match the existing store.

Attorney for the applicant, Jennifer S. Krimko, Esquire said that signed and sealed architectural plans will be submitted addressing the items in the Board's professionals reports. Mr. Yannucci said that they can comply with the Fire Marshal's report. He said that a signed and sealed version of the drainage study will be submitted. Revised plans will be submitted to show the new sanitary laterals that are being installed to serve the new bathrooms. They will connect into the existing main in the front of the building.

Mr. Yannucci referred to sheet CS101 to show the loading area which will be striped for loading area only and no parking. Mr. Higgins asked about the shape of the loading area. Mr. Yannucci said that it is designed for single box trucks.

Mr. Yannucci referred to sheet CS100 to discuss parking. He said that the site is overparked by 4 spaces and there will be 1,168 parking spots after the addition. Ms. Wilensky said that there is a plan on file for the number of cart corals that was submitted after they blew away during Hurricane Sandy.

A motion to close the public hearing was made by Thomas Means and seconded by Anthony Andrisano.

In Favor: Andrisano, Brody, DiBenedetto, Gallelo, Garofalo, Levy, Menell, Verrilli, Means
Opposed: None

A motion of approval was made by Fred Brody and seconded by William Garofalo.

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

To be memorialized January 26, 2015.

Meeting adjourned at 7:57 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary