

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

DISCUSSION: Ordinance #2239

Planning Administrator Marianne Wilensky explained the proposed changes to the "shopping center" definition, which has a parking accommodation for people shopping at multiple stores in the same center without moving their cars. There are currently only five centers that meet the definition other than Seaview Square. The new ordinance would decrease the required separate business spaces from 10 to 5 spaces. Ms. Wilensky referenced the Musical Heritage at 1710 Highway 35, which meets the 3 acre requirement of the shopping center definition, but not the parking requirement for the proposed tenants, Max Fitness and a karate school that would share the same space. The owner is proposing to divide the spaces to have 5 spaces and then will have a 1:200 parking requirement for the mix of retail uses, including the karate school. Ms. Wilensky explained that there are not any other properties in town that would meet the acreage requirement in order to be considered a shopping center under the ordinance. The Board members unanimously agreed that the proposed ordinance is consistent with the purpose and intent of the Master Plan.

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 Ch
Stephen Levy

MEMBERS

ABSENT: Joseph DiBenedetto, Alt II
Estelle Klose
Ray Menell, Alt I
John Verrilli
Thomas Means, Chair

OTHERS PRESENT:

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

Board Attorney
Board Planner
Planning Administrator
Planning Board Secretary
Recording Secretary

Vice Chairman 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 August 1, 2014.

MINUTES FOR APPROVAL

A motion was made by Warren Goode and seconded by Stephen Levy to approve the minutes from the meeting of **October 20, 2014.**

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

A motion was made by Anthony Andrisano and seconded by Stephen Levy to approve the minutes from the meeting of **November 24, 2014.**

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

A motion was made by Stephen Levy and seconded by Fred Brody to approve the minutes from the meeting of **December 18, 2014.**

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

RESOLUTION MEMORIALIZATION

Wegmans Food Market Inc.

Block 187 Lots 1, 5
1100-1104 Highway 35
Ocean
Site Plan Approval

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

CONTINUED CASE

Smart Access

Block 33.34 Lots 5, 6
1709 Highway 35
Ocean
Zone C-3

This is an application for minor site plan approval with a variance.

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

The Board's information packet, containing reports of the Board's professionals, was marked B-2. Board Planner James Higgins, P.P. summarized his report. Board Engineer William Fitzgerald, P.E. summarized his report, noting that he has no issues with the application.

Attorney for the applicant, Peter S. Falvo, Jr., referred to the photo in the Board's packet, noting that they are proposing to reverse the colors of the freestanding sign to match the façade signs. The background will be burgundy with white letters. He said that everything will match.

A motion to close the public hearing was made by Fred Brody and seconded by William Garofalo.

In Favor: Andrisano, Brody, Gallelo, Garofalo, Goode, Levy
Opposed: None

A motion of approval was made by William Garofalo and seconded by Carlo Gallelo.

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

To be memorialized March 23, 2015.

CARRIED CASE

Italian American Association of the Township of Ocean

Block 189 Lots 6, 9
1110 Highway 35
Ocean
Zone C-3

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

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

Board Attorney Sanford Brown indicated that with no objections from the applicant's attorney or the public, William Garofalo and Carlo Gallelo who are members of the Italian American Association could sit on the application without conflict.

The Board's information packet was marked B-1. Board Planner James Higgins, P.P. read his report. Board Engineer William Fitzgerald, P.E. summarized his report dated February 18, 2015, noting that the application is a benefit for increased on-site parking and circulation. He said that the drainage plan has been revised and that he is satisfied. Mr. Fitzgerald explained that he had a technical review meeting with the applicant's engineer and his report dated February 23, 2015 states that he has no issue with the Board approving the application subject to the technical conditions of his report being satisfied. Mr. Higgins said that the applicant needs to provide testimony about the number of trees being removed as it was not on the plans.

The following items were marked into evidence:

- A-1 Site plan consisting of 7 sheets dated July 7, 2014 revised through February 6, 2015
- A-2 Colored rendering of the Landscape Plan, sheet 4 of 7

The engineer for the applicant, John Buletza, P.E. referred to the exhibit marked A-2 to describe the site. The one-story building houses The Renaissance catering hall and the Italian American Association of the Township of Ocean. There are 87 existing off-street parking spaces and 7 ADA barrier free spaces. They are proposing to add 56 spaces to the northern portion of the property for a total of 143 spaces, eliminating the off-street parking variance. The spaces will be 9' hairpin stripped spaces. Mr. Buletza said that the storm basin and inlets will tie into the existing inlet at the north east corner along Lawrence Avenue. The existing rate of runoff is reduced.

With regard to landscaping, plants and shrubs will be planted around the patio and street trees along Lawrence Avenue. Mr. Buletza said that he will add the existing trees and shrubs to the plans and provide information on any replacement trees.

Mr. Buletza said that two down-pointing light fixtures are being added in the islands in the parking area and two adjacent to the patio to illuminate the patio.

Freehold Soil Conservation District has given approval of the soil erosion plan and the Monmouth County Planning Board issued a letter of no interest.

Mr. Buletza said that they can comply with the requirements in the Fire Marshal's report and the Police Department's report.

A new driveway is being added to the northwest portion of the property, which was moved further west per Mr. Higgins' and Mr. Fitzgerald's reports. There will be three driveways on site, with two already existing on Valley Road.

Mr. Buletza said that the proposed improvements are a benefit to the site and the surrounding properties since they are meeting offsite parking requirements.

Mr. Higgins asked if they need a variance for change in grade of 2' or more and Mr. Buletza said that they do for the basin. Mr. Fitzgerald said that he strongly suggests that the Board grant that variance.

Vice Chairman Warren Goode asked if they could fit more parking spaces head-on or angled. Mr. Fitzgerald said that they can fit more head-on as angled requires increased curb space. Vice Chairman Goode asked about the circulation pattern and the Board discussed the two-way traffic. Mr. Fitzgerald said that he has no issue with the proposed circulation. Mr. Levy asked about the hairpin striping. Mr. Higgins explained that it directs people into the center of the space and encourages them to park properly.

Mr. Brody asked about the Environmental Commission's report. Mr. Falvo said that they will submit an inventory of the trees. Mr. Buletza will look at the guide rail location.

Mr. Higgins suggested that Board Attorney Sanford Brown bring a positive resolution to the next meeting. Mr. Brown agreed.

Vice Chairman Goode carried this application to March 23, 2015.

NEW CASE

Cardinale and Ocean Corssing Associates LLC

Block 34 Lots 3.03, 5
1602 Highway 35
Ocean
Zone C-2

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

Attorney for the applicant: Salvatore Alfieri, Esquire

The Board's information packet was marked B-1. Board Planner James Higgins read his report. Board Engineer William Fitzgerald summarized his report.

The following items were marked into evidence:

- A-1 Aerial photo of the site from 2012
- A-2 Site plan sheet 2 of 5 dated December 11, 2014 revised through January 22, 2015
- A-3 Site plan sheet 3 of 5, Landscape Plan
- A-4 Colored rendering of Architectural plan sheet A5.0

Ian Borden, the engineer and planner for the applicant, referred to A-1 to describe the site and explained that they are proposing to change the use of the site to a fitness and wellness center with unique exercise programs for special health needs, such as diabetes and rehabilitation. The medical and fitness portions will have a shared clientele. Mr. Borden said that the building façade will be completely redone as well as the landscaping and lighting which he said are all currently in poor condition. A new sign is proposed at the mid-point of the lot as the location of the existing sign has poor visibility. He said that the new sign will conform with the exception of setback.

Mr. Borden said that the medical use will end at 6 PM and then the fitness use will continue until 10 PM. Weekend hours will be 7 AM – 7 PM.

With regard to the floor plan, they are proposing to add a 3,800 sq ft mezzanine. The total building including the mezzanine will be 36,296 sq ft. Mr. Borden said that they agree to address all the items in Mr. Fitzgerald's report to his satisfaction.

Currently, the front door is the only access to the building which caused parking issues. To alleviate parking issues, they are proposing a rear access to the fitness portion of the building. The front door will be for the medical/wellness portion. There will be an interconnection hallway between the two uses.

Mr. Borden said that they agree to address all the items in the Police Department's report and will conform to the lighting ordinance.

Mr. Higgins asked if someone will testify to explain the proposed operations. The attorney for the applicant, Salvatore Alfieri, said that that will be addressed by the architect.

Raymond Connelly, the owner of Gro With Us, LLC, a company that designs health and wellness centers, submitted the architectural plans dated September 23, 2014 consisting of 3 sheets that were marked into evidence A-5. Mr. Connelly referred to a packet of color rendered drawings of the façade and floor plans, and square footage breakdowns. He said that the design will carry through to all sides. Mr. Connelly discussed the layout and the discrepancies in square footage between the medical, fitness and retail uses. Mr. Connelly said that the basement floor is 20,374 sq ft and will be all fitness. The ground floor is proposed 15,922 sq ft. The Board discussed the square footage calculation. Mr. Connelly said that he came to that calculation deducting the open area for the pool and the stairwells. Mr. Fitzgerald said that they do not typically discount stairwells. Mr. Connelly discussed the operations and the breakdown of the medical, fitness and retail uses, noting that the building was designed for the interaction of the spaces for the same clients. Mr. Higgins said that what he is presenting does not match with the application. Mr. Connelly said that the application would have to be modified, saying that they are figuring out which part of the building would be for each use. Mr. Alfieri said that they will submit revised plans, but noted that new notice would not be required because he did not identify specific square footages in the original notice. Ms. Wilensky suggested meeting with the Board's professionals prior to submitting revised plans.

Vice Chairman Goode carried this application to March 23, 2015.

Meeting adjourned at 9:20 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary