

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

DISCUSSION: Ordinance #2243

Board Planner James Higgins, PP said that the current ordinance does not permit drive-thrus in the C-4 zone. In addition, he looked at the other zones and in order to be consistent throughout the ordinances, removed "restaurant" and "eating and drinking establishments" and replaced them with just "restaurants (non drive-in, non fast food)". He said that this change makes the wording consistent throughout the zones and ordinances. The change also allows the Starbucks in Seaview Square to move to the end unit and have a drive-thru. There were no objections from the Board members, who unanimously agreed that the proposed ordinance is not in conformance, but is consistent with the intent and purpose of the Master Plan.

DISCUSSION: Advisory Letter from Environmental Commission

Chairman Means said that the Environmental Commission has expressed concern that the Board members are not reading their reports and that they are not receiving the reports before the meeting. Chairman Means said that Mr. Higgins considers their reports in his own report. Planning Administrator Marianne Wilensky explained that due to the time requirements for submittals, it gives a tight deadline to get submittals distributed and reviewed ahead of the meetings. Ms. Wilensky suggested that we create a folder of all the reports for each application to be sent to the Board members the Friday before the meeting. The Board agreed to try this. Mr. Higgins suggested changing the checklist requirements to require plans to be filed electronically so that everything could be sent. Ms. Wilensky said that possibly in the future the ordinance could be changed to require that, but noted that it is difficult to read plans on the computer. Mr. Higgins and the Board Engineer William Fitzgerald, PE agreed. In addition, electronic filing does not work for many of the smaller applications.

REGULAR MEETING: 7:40 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

MEMBERS

PRESENT: Anthony Andrisano
Carlo Gallelo
William Garofalo
Warren Goode, V Ch
Estelle Klose
Stephen Levy
John Verrilli
Thomas Means, Chair

MEMBERS

ABSENT: Fred Brody
Joseph Di Benedetto, Alt II
Ray Menell, Alt I

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

1800 Acquisitions, LLC

Block 34 Lot 16
1800 Highway 35
Ocean

MINUTES FOR APPROVAL

A motion was made by Warren Goode and seconded by Stephen Levy to approve the minutes from the meeting of **February 23, 2015**.

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

A motion was made by Warren Goode and seconded by Stephen Levy to approve the minutes from the meeting of **March 23, 2015**.

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

Chairman Means announced that the second case on the agenda would be heard first.

NEW CASE

Congregation Magen David of West Deal Inc.

Block 25 Lot 33
395 Deal Road
Ocean
Zone R-2

This is an application for minor site plan approval to construct a patio.

Attorney for the applicant: Jennifer S. Krimko, Esquire

The Board's information packet was marked B-1. Board Planner James Higgins, PP summarized his report. He noted that the Environmental Commission had good suggestions with regard to the landscaping, including changing the trees that may block the moon when they use the patio for monthly moon prayer. Board Engineer William Fitzgerald summarized his report, and noted that the on-site stormwater management system does not meeting today's standards and hopes to bring it into the Township's inspection program.

The attorney for the applicant, Jennifer S. Krimko, Esquire submitted the following items into evidence:

- A-1 Patio plan revised through March 10, 2015
- A-2 Architectural floor plan dated February 18, 2015

The project manager for the application, David Boesch, said that the applicant can comply with all the comments in the professionals' reports. He referred to the patio plan and said that they are proposing to supplement an existing hedge with a new hedge around the perimeter of the patio. He said that they will incorporate the suggestions of the Environmental Commission with regard to the landscaping. Mr. Boesch said that he doesn't see the use of the patio causing a nuisance. He explained that there are three tiers of buffers, including the new hedges that will have no negative impact on the neighboring properties.

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

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

A motion of approval was made by Thomas Means and seconded by Estelle Klose.

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

CONTINUED CASE

Cardinale & Ocean Crossing 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

Dante Alfieri, Esquire represented the applicant.

The Board's information packet was marked B-2. The site plans revised through April 16, 2015 were marked into evidence as A-5. Board Planner James Higgins, PP referred to the site plan to explain the revisions, including the addition of valet parking for use during peak hours. Mr. Higgins said that it may be difficult to block off the rows for valet parking and that testimony is needed for how the valet will work. Mr. Higgins said that they are proposing façade signs, but no details have been provided. He said that a sign package should be submitted. The applicant is also proposing three directional signs, one of which requires a variance as it indicates parking in the rear.

Mr. Higgins explained that the survey the engineers were using was not correct, therefore, creating some of the problems with regard to parking. He said that when he went to measure the site, there were inconsistencies and suggested that the site could possibly be redesigned to create some additional parking. Mr. Higgins expressed concern for the other portions of the site that may be incorrect. He said that they either need to get a new survey or show that they can work with it as it is.

Board Engineer William Fitzgerald, PE summarized his report, noting that the valet parking needs to be explained. He also noted that the stormwater management must be brought into the Township's maintenance program and more detail needs to be submitted on the lighting.

Chairman Means said that new plans are needed, but they can discuss the valet parking.

Ian Borden, the engineer for the applicant, said that there are currently 165 spaces and they are proposing to expand to 194 spaces. The valet parking will include 19 spaces of double stacked rows. He explained that though the plans indicate the valet will begin at 5 PM, they want to make it 4:30 PM. He said that the fitness use gains activity by 4:00 PM. Chains and cones are proposed to restrict people from parking in the valet spaces. He also pointed out the east side of the site can be used for employee only parking. The pick-up and drop-off locations for the valet parking will be in the same location as the back of the building where the fitness entrance is. Chairman Means said that he cannot imagine this system working. Mr. Fitzgerald said that if multiple cars arrive at once, parked cars will be blocked in as well. Mr. Borden said that the owner/operator would manage the valet and how cars are lined up.

Mr. Gallelo asked about traffic flow from the highway, noting that people might park in the back if the front parking lot is full and that there is no way back to the front lot.

Mr. Borden said that there will be a directional sign for the fitness and wellness uses. He said that cars can do a k-turn to turn around in the lot. Board Attorney Sanford Brown asked for assurances regarding the parking and valet system. He asked if the applicant has a contract with a valet company or has a study based on valet parking. Mr. Borden said that he has done similar studies on similar sites. The valet company would be subcontracted. He said that the traffic engineer will testify as to the number of valets.

Planning Administrator Marianne Wilensky said that they need to show the scheme of chains and cones for the valet parking on the revised plans. Mr. Borden said that there will be a cone for every space and a chain in between.

Jay Troutman, the traffic expert for the applicant, said that this is a cutting edge use and he has been involved with similar sites, including Robert Wood Johnson in Rahway and Hackensack University Medical Center. He said that the Township's parking requirement of 1 space per 200 sq ft is a good ratio to use for a fitness use. 153 spaces is the peak demand at 6 PM on a weekday, which is consistent with other fitness uses. The wellness use will have 44 spaces peak demand at 1 space per 150 sq ft. He said that this is conservative for medical. Mr. Troutman went through the parking demand throughout the peak hours, where fitness demand will increase and wellness demand will decrease beginning at 4:30 PM. At the 6:30 PM site peak, the total demand will be 182 spaces, where they are able to provide 194 spaces.

Mr. Borden referred to the architectural plan sheets P1 and P2 that were marked into evidence as A-7. He said that there are 12 treatment rooms and 3,600 sq ft for wellness activities to be used in relation to the offices. The fitness and the wellness uses are all connected. There is the new mezzanine and the retail pharmacy as well. The pharmacy is only accessible from inside the building and will only be available to people in the wellness program.

Mr. Troutman discussed employee parking, saying that they will park in the spaces furthest away. Mr. Goode expressed concern that employees won't utilize those spaces and said that it is not self-policing. Mr. Higgins said that it is self-policing because it is to the advantage of the owner to make sure that the employees park in the designated spaces. He said that he does not think the cones and chains are attractive and suggested painting the valet spaces a different color.

The Board discussed the traffic flow in the lot. Mr. Troutman said that cars can turn around using the ADA spaces as they are usually vacant. Mr. Fitzgerald suggested reversing the rotation so that people could get back onto the highway and back into the parking lot rather than have to turn around. Mr. Troutman said that this design gives good separation and said that he does not see the front parking lot being a problem. He said that recirculation of the driveway leads to mixing on the highway.

Paul Mayerowitz, 117 Cedar Village Blvd, said that he has a concern with parking. He said that he used to live in a town with a shopping center with a fitness center. He said that traffic became a nightmare when the fitness center opened and he has a concern that the same will happen on Highway 35. Mr. Mayerowitz asked about the parking requirements. Mr. Troutman said that this plan meets standards that are well accepted in the field. He said that the parking requirements are based on both use and square footage.

Mr. Levy asked about cost and membership information. Mr. Troutman said that he did not have that information, but he said that this is not a budget type fitness facility as it is affiliated with a hospital. He said that he has not studied a fitness use with valet parking, but noted that the other locations he was involved with had unique access situations.

Mr. Higgins said that architectural elevations and a survey need to be submitted. The applicant will have a technical review meeting with the Board's professionals before the next hearing. Mr. Goode requested that the owner testify at the next hearing. Mr. Higgins asked that someone from the valet company also testify.

Chairman Means carried this application to June 22, 2015.

Meeting adjourned at 9:05 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary