

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

DISCUSSION: Minor Site Plan Subcommittee Applications

Bank of America
Block 187 Lot 5

Board Engineer William Fitzgerald explained that the applicant submitted a new lighting plan that is more in conformance with the lighting ordinance. The minor site plan subcommittee members unanimously recommended this application for approval by the full Board with no conditions.

Ilan High School
Block 207 Lots 1, 8

Planning Administrator Marianne Wilensky said that the applicant is proposing to add a 4' x 6' guard booth outside the front entrance of the school. Board Planner James Higgins said that it will not be visible to surrounding residences. Mr. Higgins said that the landscaping is an issue, though, and suggested that a condition of approval should be that the site be maintained in a manner consistent with the previously approved plan. He said that plants that have died should be replaced now. Ms. Wilensky also said that a condition of approval is that they must submit a drawing or photo of what the booth will look like to ensure that it will be consistent with the architecture of the building. The minor site plan subcommittee members unanimously recommended this application for approval by the full Board with conditions.

DISCUSSION: Summer dress code

The Board agreed to have summer dress code for the next two meetings.

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

MEMBERS

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

MEMBERS

ABSENT: Joseph DiBenedetto, Alt II
Carlo Gallelo

OTHERS PRESENT:

Sanford Brown, Esquire,	Board Attorney
James Higgins, P.P.,	Board Planner
William Fitzgerald, P.E.,	Board Engineer
Marianne Wilensky, P.P.,	Planning Administrator
Rachel Montemarano,	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.

CASE CARRIED to JULY 27, 2015

4N Investors

Block 209 Lot 15
1119 Highway 35 North
Ocean

MINUTES FOR APPROVAL

A motion was made by Thomas Means and seconded by Stephen Levy to approve the minutes from the meeting of **April 27, 2015**.

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

RESOLUTION MEMORIALIZATION

**Congregation Magen David of
West Deal Inc.**

Block 25 Lot 33
395 Deal Road
Oakhurst

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

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

The Board's information packet containing the reports of the Board's professional's was marked B-3. Board Planner James Higgins PP summarized his report. He requested that bumpers be placed in front of all spaces and that it be clarified that all four sides of the building will be consistent with the elevation provided. The sign is now 100 sq ft. due to an added feature and is no longer conforming. Mr. Higgins noted that the gray and orange colors of the sign clash with the building colors and are unattractive. He also said that more details are needed for the freestanding and façade signs and the landscaping plan still needs to be revised. The attorney for the applicant, Salvatore Alfieri said that the applicant can agree to virtually every comment in Mr. Higgins' report.

Board Engineer William Fitzgerald, PE summarized his report, noting that it's mostly technical site plan issues. He suggested shifting the island coming off of the sidewalk in front of the doorway. The retaining wall encroaches into the buffer that faces a residential area and he suggested Mr. Higgins look at it with regard to landscaping. Mr. Fitzgerald also said that he would like to see the lighting get as close to conforming to the ordinance as possible.

Mr. Alfieri said that the applicant agrees to all the items outlined in their reports.

Referring to Mr. Fitzgerald's report, Ian Borden, the engineer for the applicant, said that they agree to slide the island and landscape the 1,000 sq ft encroachment into the buffer subject to Mr. Higgins' review. He said that the lighting will comply with the ordinance and they will provide any additional details necessary with regard to lighting. Referring to Mr. Higgins' report, Mr. Borden said that they plan to add bumpers to every parking space and the architectural's will be consistent on all four sides of the building. The

feature on the sign will be removed to eliminate the need for the sign variance. The sign will be 80 sq ft. He said that all the colors will match and they will fully conform with the sign ordinance. Details will be provided and a note will be changed on the plans to indicate a 4:30 PM start to valet parking.

The valet parking plan, a portion of sheet 2 of the site plan revised through 6/8/15, was marked into evidence A-8. The site plan set revised through 6/8/15 was marked into evidence A-9. Mr. Borden referred to A-8 to describe the valet parking pick-up and drop-off locations.

Atlantic Parking is the company that will manage the valet parking on-site. Tom Ferry, the owner, said that they do valet parking at many different venues, including the Atlantic Club in Red Bank. Mr. Ferry said that 2 or 3 attendants will be on-site based upon the need. The keys will be kept in a lock box on wheels that will be rolled out during valet times. The lot is very close to the entrance and the attendants will be able to retrieve cars quickly. Valet parking will begin at 4:30 PM until closing Monday-Friday. Mr. Ferry said that the valet parking works very well at the Atlantic Club. Board Attorney Sanford Brown asked what happens if there is a problem with compliance. Mr. Alfieri said that it is an enforcement issue and that it could be included in the resolution or another document that runs with the land. If the use changes, they would have to come back to the Board. Mr. Goode expressed concerns with enforcement and the valet concept. The Board discussed the valet, noting that something like this has never before been granted in town.

With regard to the medical uses, Planning Administrator Marianne Wilensky asked what would be considered a change of use and how it would be dealt with. Vito Cardinale, a Principal of Cardinale & Ocean Crossing Associates, LLC, listed the uses as a general practitioner, physical therapist, chiropractor and the wellness center. The uses would all have to be related to wellness, and if they change drastically, he said they would have to come back to the Board. Mr. Brown asked how they would know a change occurred. Mr. Alfieri said it would be decided by the Zoning Officer, to which Ms. Wilensky said that there is a licensing requirement with the Township but many doctors do not think they have to register locally.

Revised plans will be submitted in addition to a detail sheet of the proposed uses. The Board took a straw poll, resulting in a positive vote for the application. Chairman Means asked Mr. Brown to prepare a resolution for the next meeting and carried this application to July 27, 2015.

CARRIED CASE

1800 Acquisitions, LLC

Block 34 Lot 16
1800 Highway 35
Ocean
Zone C-2

This is an application for amended site plan approval.

Attorney for the applicant: Jennifer S. Krimko, Esquire

Board member Stephen Levy disqualified himself on this application and left the dais.

The Board's information packet containing reports of the Board's professionals and in-house departments was marked B-1. Board Planner James Higgins, PP read his report. Board Engineer William Fitzgerald, PE summarized his report, noting that he has no real issues with the application as it was already approved but never perfected.

Jennifer S. Krimko, Esquire said that they agree to everything in the reports. A new sign plan will be submitted as they are not seeking any additional variances. She said that the DOT required them to shift the driveway and lost a parking space due to that change.

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

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

A motion of approval was made by Thomas Means and seconded by Fred Brody.

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

Board member Stephen Levy returned to the dais.

NEW CASES

Meridian Health

Block 34 Lot 19
1900 Highway 35
Ocean
Zone C-2

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

Attorney for the applicant: John A. Giunco, Esquire

The Board's information packet containing reports of the Board's professionals and in-house departments was marked B-1. Board Planner James Higgins, PP summarized his report, noting that he recommends it be a condition of approval that the landscaping be maintained in conformance with the originally approved landscape plan. Board Engineer William Fitzgerald, PE summarized his report.

Chairman Means commented that the parking is underutilized. Mr. Fitzgerald said that the dumpster area needs to be addressed on a revised plan as they cannot be placed in parking spaces. A condition of approval will be that the dumpsters be relocated subject to Mr. Fitzgerald's review.

John Giunco, the attorney for the applicant, said that there is an approved dumpster area and they will reconstruct it as originally approved. Mr. Giunco said that he has the applicant's engineer, traffic expert and planner prepared to testify. Board Attorney Sanford Brown, Esquire said that there are only three people in the audience, two of which are associated with the application. With no questions from anyone in the audience, Chairman Means closed the public hearing.

A motion to close the public hearing was made by Thomas Means and seconded by Fred Brody.

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

Revised plans will be submitted incorporating 9' parking spaces and black-banked parking to be restriped within 30 days of notification from the Township if deemed necessary by the Town. The plans will also reflect the dumpster area.

A motion of approval was made by Thomas Means and seconded by Warren Goode.

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

To be memorialized July 27, 2015.

Bank of America

Block 187 Lot 5
1100 Highway 35
Ocean
Zone C-3

This is an application for minor site plan subcommittee approval in order to change the site lighting.

The minor site plan subcommittee unanimously recommended this application for approval with the condition that the landscaping be maintained per the approved plans.

A motion of approval and memorialization was made by Thomas Means and seconded by Anthony Andrisano.

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

Ilan High School

Block 207 Lot 1, 8
1200 Roseld Avenue
Ocean
Zone R-4

This is an application for minor site plan subcommittee approval in order to construct a guard booth.

The minor site plan subcommittee unanimously recommended this application for approval conditioned upon the landscaping be maintained per the approved plans and architectural plans be submitted for the guard booth.

A motion of approval and memorialization was made by Thomas Means and seconded by Warren Goode.

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

Meeting adjourned at 9:00 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary