

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

DISCUSSION:        Minor Site Plan Subcommittee Application

**Kane Brewery Company, LLC**  
**Block 176 Lot 2**

Planning Administrator Marianne Wilensky, PP explained that the applicant wants to add a grain storage unit to the site. The grain will travel by pipe from the unit into the building. The unit will stand slightly higher than the building, but conforms to height requirements. There is already a loading area in the proposed location. The unit can receive 46,000 lbs of grain per delivery, which occur once every 12 weeks. Board Engineer William Fitzgerald noted in his report that he needs information on the concrete pad and footings. The minor site plan subcommittee members unanimously recommended this application for approval by the full Board conditioned upon the submission of revised plans satisfying Mr. Fitzgerald's report.

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

MEMBERS

PRESENT:        Robert Acerra  
Anthony Andrisano  
Fred Brody  
Joseph DiBenedetto, Alt I  
John Duthie, Alt II  
Estelle Klose  
Brian Lefferson  
Stephen Levy  
John Verrilli  
Thomas Means, Chair

MEMBERS

ABSENT:        Warren Goode, V Chair

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 July 20, 2015.

**REORGANIZATION**

Fred Brody nominated **Thomas Means as Chairman** from July 1, 2015, through June 30, 2016. Nomination was seconded by Robert Acerra. There were no other nominations.

In Favor:        Acerra, Andrisano, Brody, DiBenedetto, Klose, Lefferson, Levy, Verrilli  
Opposed:        None  
Ineligible:        Duthie  
Abstained:        Means  
Absent:        Goode

Thomas Means nominated **Warren Goode as Vice Chairman** from July 1, 2015, through June 30, 2016. Nomination was seconded by Stephen Levy. There were no other nominations.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Klose, Lefferson, Levy, Verrilli, Means  
Opposed: None  
Ineligible: Duthie  
Absent: Goode

A motion to approve the meeting dates for the period running from July 1, 2015 through June 30, 2016 was made by Thomas Means and seconded by Anthony Andrisano. The meeting dates are as follows:

<u>Regular</u>	<u>Workshop</u>
July 27, 2015	
August 24, 2015	November 9, 2015
September 21, 2015	January 11, 2016
October 26, 2015	February 8, 2016
November 23, 2015	April 11, 2016
December 14, 2015	May 9, 2016
January 25, 2016	
February 22, 2016	
March 14, 2016	
April 25, 2016	
May 23, 2016	
June 27, 2016	

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Klose, Lefferson, Levy, Verrilli, Means  
Opposed: None  
Ineligible: Duthie  
Absent: Goode

A motion to appoint **Sanford D. Brown, Esquire, as Planning Board Attorney** for the period running July 1, 2015, through June 30, 2016, was made by Thomas Means and seconded by Stephen Levy.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Klose, Lefferson, Levy, Verrilli, Means  
Opposed: None  
Ineligible: Duthie  
Absent: Goode

A motion to appoint **James Higgins, P.P. as Planning Board Planner** for the period running July 1, 2015, through June 30, 2016, was made by Thomas Means and seconded by Anthony Andrisano.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Klose, Lefferson, Levy, Verrilli, Means  
Opposed: None  
Ineligible: Duthie  
Absent: Goode

A motion to appoint **William Fitzgerald, P.E. as Planning Board Engineer** for the period running July 1, 2015, through June 30, 2016, was made by Thomas Means and seconded by Fred Brody.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Klose, Lefferson, Levy, Verrilli,  
Means  
Opposed: None  
Ineligible: Duthie  
Absent: Goode

A motion to appoint **Rachel Montemarano as Planning Board Secretary** for the period running July 1, 2015, through June 30, 2016, was made by Thomas Means seconded by Estelle Klose.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Klose, Lefferson, Levy, Verrilli,  
Means  
Opposed: None  
Ineligible: Duthie  
Absent: Goode

Board Attorney Sanford Brown, Esquire had Board professionals Marianne Wilensky, P.P., James Higgins, P.P. and William Fitzgerald, P.E. read an Oath of Allegiance and swore them in as Board Professionals for the upcoming year.

### **RESOLUTION MEMORIALIZATIONS**

#### **1800 Acquisitions, LLC**

Block 34 Lot 16  
1800 Highway 35  
Ocean  
Amended Site Plan Approval

MOVED: Means      SECOND: Andrisano  
FAVOR: Andrisano, Brody, Klose, Verrilli, Means  
OPPOSED: None  
INELIGIBLE: Acerra, DiBenedetto, Duthie, Lefferson,  
Levy  
ABSENT: Goode

#### **Meridian Health**

Block 34 Lot 19  
1900 Highway 35  
Ocean  
Preliminary and Final Site Plan  
Approval

MOVED: Means      SECOND: Klose  
FAVOR: Andrisano, Brody, Klose, Levy, Verrilli, Means  
OPPOSED: None  
INELIGIBLE: Acerra, DiBenedetto, Duthie, Lefferson  
ABSENT: Goode

### **RESOLUTIONS OF RECOGNITION**

Chairman Means read resolutions thanking former Board Members Carlo Gallelo, Ray Menell and William Garofalo for their years of service to the Planning Board. A motion of approval was made by Thomas Means and seconded by Stephen Levy.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Klose, Lefferson, Levy, Verrilli,  
Means  
Opposed: None  
Ineligible: Duthie  
Absent: Goode

### **CASE CARRIED to August 24, 2015**

#### **4N Investors**

Block 209 Lot 15  
1119 Highway 35 North  
Ocean

**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 professionals was marked B-4. Board Planner James Higgins, PP summarized his report, noting that the applicant has addressed the issues in his previous report. He suggested that they submit a more detailed signage package including a range of colors. He also said that a revised landscaping plan should be submitted including plants that are more shade tolerant.

Planning Administrator Marianne Wilensky expressed concern over the floor plans and specific uses in the building, noting that there are no floor plans that are specific to the future tenant uses. She said that without knowing the size of the rooms, she is concerned with large groups in meetings that may overlap.

Board Engineer William Fitzgerald, PE summarized his report, noting that the survey still needs to be filed. He said that he thought the plans would be finalized before the resolution, but that any approval should be subject to compliance with the items in his report.

Ian Borden, the engineer for the applicant, submitted revised plans dated December 11, 2014 revised through July 3, 2015 that were marked into evidence A-10. Sheet 2 of the set was displayed as an exhibit. Mr. Borden referred to the exhibit to describe the revisions and said that they agree to all the items in the professional's reports as conditions of approval. Mr. Borden said that the survey has been submitted. When Ms. Wilensky said that it was not received because that entire plan submittal was withdrawn and resubmitted, Mr. Alfieri said that they will submit the survey.

Board Attorney Sanford Brown went through the past testimony on the valet operation. There will be 2 or 3 attendants operating from 4:30 PM to closing, Monday through Friday. There will be no charge for the valet service and it will only be offered in the rear entrance for the fitness use. Mr. Alfieri said that his client agrees to increase the number of attendants within 24 hours notice from the Township should there be complaints. Mr. Alfieri said that the resolution will be recorded so that subsequent owners know what was approved for the site. He said that beyond that, it is an enforcement matter. Mr. Alfieri said that the owner will be responsible. Ms. Wilensky asked what would happen if the property were to switch to condominium ownership. Mr. Alfieri said that the applicant would have to go back to the Board.

The Board continued to discuss the valet use. Mr. Cardinale said that he has been advised by his professionals that the need for valet would be between 4:30 PM and 7:00 PM. He said the valet would be available until closing, but if the lot is empty after 7:00 PM the valet could stop. When asked about the size of the group meetings, Mr. Cardinale said that he did not know how large they would be. Chairman Means suggested adding more valet attendants before 4:30 should it be necessary if there is back-up from the group meetings, to which Mr. Cardinale agreed. Mr. Fitzgerald said that there is a functional problem caused by ending the valet service early, even if the lot is almost empty. Someone could still be blocked in if the cars are double stacked, therefore, the valet needs to operate until closing. Mr. Alfieri said that he agrees with Mr. Fitzgerald that the valet should run from 4:30 PM to closing, which Mr. Cardinale said he believes is 10:00 PM, and that if there is a change in activity, they will have to return to the Board.

Mr. Higgins suggested that the Board grant the variance for up to five façade signs. He said that the ordinance permits one sign per business, but in this case there won't be five different businesses, but will relate to the uses on site. Mr. Cardinale said that they are top quality signs lit by low voltage LED. Mr. Higgins said that they will need to revise the

plans, which indicate that they are neon. Mr. Cardinale said that they will do whatever is permitted. The lighting of the signage will be subject to Mr. Fitzgerald's review.

Dr. Marwin Meller, 46 Redwood Drive, asked the storage of medical records, HIPA laws and how the drugs will be stored in the pharmacy. Chairman Means said that those issues have nothing to do with site plan. Mr. Cardinale said that the doctors have to meet HIPA requirements. He said that the pharmacy will have a gate that rolls down to secure it when closed.

Mr. Brown went through the proposed resolution.

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

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

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

In Favor: Andrisano, Brody, DiBenedetto, Klose, Levy, Verrilli, Means  
Opposed: None  
Ineligible: Acerra, Duthie, Lefferson  
Absent: Goode

#### **NEW CASE**

**Kane Brewery Company, LLC**  
Block 176 Lot 2  
1750 Bloomsbury Avenue  
Ocean  
Zone I-1

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

The minor site plan subcommittee unanimously recommended approval of this application to the Board subject to revised plans submitted for Mr. Fitzgerald's review.

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

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Klose, Lefferson, Levy, Verrilli, Means  
Opposed: None  
Ineligible: Duthie  
Absent: Goode

Meeting adjourned at 8:47 P.M.

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Rachel Montemarano  
Board Secretary  
Recording Secretary