

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

Planning Administrator Marianne Wilensky explained to the Board that a sales trailer was delivered to 1602 Highway 35, Block 35 Lots 3.03, 5 (Cardinale and Ocean Crossing Associates, LLC) today that is not permitted and a violation notice was issued. Depending on the use of the trailer, the tenant would have to file an application to either the Planning Board or the Zoning Board in order to get an approval to keep it. Due to the active construction on the site, there is concern with people unfamiliar with the site walking around.

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

MEMBERS

PRESENT: Anthony Andrisano
Fred Brody
Joseph DiBenedetto, Alt I
John Duthie, Alt II
John Verrilli
Thomas Means, Chair

MEMBERS

ABSENT: Robert Acerra
Warren Goode, V Ch
Estelle Klose
Brian Lefferson
Stephen Levy

OTHERS PRESENT:

Sanford Brown, Esquire,
James Higgins, P.P.,
William Fitzgerald, P.E.,
Marianne Wilensky, P.P,
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 July 28, 2015.

MINUTES FOR APPROVAL

A motion was made by Thomas Means and seconded by Tony Andrisano to approve the minutes from the meeting of **June 22, 2015**.

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

A motion was made by Thomas Means and seconded by Fred Brody to approve the minutes from the meeting of **July 27, 2015**.

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

CASE CARRIED to September 21, 2015

4N Investors

Block 209 Lot 15
1119 Highway 35 North
Ocean

CARRIED CASE

Township of Ocean

Block 25 Lots 1, 2
301, 399 Monmouth Road
Oakhurst
Zone R-2

This is an application for minor subdivision of two lots and for preliminary and final site plan approval for conditional uses with variances.

Attorney for the applicant: Martin J. Arbus, Esquire

Mathew Goode, Esquire from the firm of Arbus, Maybruch and Goode, LLC represented the applicant.

The Board's information packet containing the reports of the Board's professionals and in-house departments was marked B-1. The minor subdivision plan dated January 2, 2015 was marked into evidence A-1. The site plan dated May 26, 2015 revised through August 12, 2015 was marked into evidence A-2. The lighting plan dated August 13, 2015 prepared by Eaton Applications Engineering was marked into evidence A-3.

Andrew Brannen, Township Manager, explained that there are currently 162 spaces in the municipal parking lot and they are proposing an increase of 47 spaces. A half acre of property from the Temple to the North will be used to increase the number of parking lot spaces. They are also proposing to realign the exit on Monmouth Road with Sherman Avenue. The Police Department will have a separate parking area from the rest of the public. Mr. Brannen said that Court is held two days a week for Ocean and West Long Branch that often results in a parking shortage.

Board Planner James Higgins, PP summarized his report. He noted that the realignment of the curb cut on Monmouth Road is a substantial safety improvement. He explained that the applicant is proposing to remove 86 trees and plant 19 trees, leaving a remaining obligation of 67 trees or a donation of \$23,450.00 to the Shade Tree Fund. He suggested that the Board waive the requirement as it does not make sense to move money from one Township account to another.

Board Engineer William Fitzgerald, PE summarized his report, noting that the addition of stormwater management is a benefit. Mr. Fitzgerald suggested that a metal shield be added to the light pole on the western side of the parking lot to block light onto the residential area.

Mr. Goode said that the applicant is agreeable to all the items in Mr. Fitzgerald's report.

The Township Engineer, Gregory Blash, PE referred to sheet 2 of the site plan marked A-2 to describe the parking plan. An extra parking aisle will be added to the property being acquired from the property next door. The shifting of the driveway to realign with Sherman Avenue will also accommodate an additional 13 spaces. He said that though it will be closer to residential areas, it will not be noticeable due to a 6' fence and landscaping buffers. The new parking aisle will be one-way only. With regard to drainage, Mr. Blash said that they are adding pervious pavement and underground storage system to address stormwater management regulations. He said it will be an improvement to what is there today. The islands will be landscaped with an underground drip line.

Mr. Blash referred to the lighting plan marked A-3. He agreed to add a backflow prevention shield on the pole as suggested by Mr. Fitzgerald. He said that that is the only area where there is spillage to an adjoining property. Dr. DiBenedetto expressed concern

for the neighbors. Mr. Fitzgerald suggested timers for the lights to which Mr. Blash agreed.

Mr. Verrilli asked about the separate police parking area. There will be 'Do Not Enter' signs as the Police do not want the public walking around their cars.

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

In Favor: Andrisano, Brody, DiBenedetto, Duthie, Verrilli, Means
Opposed: None

A motion of approval subject to landscaping approval was made by Thomas Means and seconded by Joseph DiBenedetto.

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

Meeting adjourned at 7:55 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary