

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

DISCUSSION: Minor Site Plan Subcommittee Application

**Shore Area Mikveh
Block 13 Lot 16**

Board Planner James Higgins explained that the location of the freestanding sign was previously approved at the corner of Norwood Avenue and Jerome Avenue but there is a large tree that would disrupt the view. They would like to remove the tree, but they will have to replace it. He said that the applicant suggested non-qualifying trees for the replacement, so he recommended an additional 4" caliper red maple planted on the east side of driveway to balance out the one that is already proposed on the west side.

Planning Administrator Marianne Wilensky said that the applicant will also have to replace incorrect or dying landscaping. Mr. Higgins added that there is also some landscaping that was never completed. The applicant will have to complete the landscaping no later than May 1, 2016.

Board Member John Verrilli mentioned that there is a dead tree covered with ivy on the corner. Mr. Higgins said that it should be removed.

The minor site plan subcommittee unanimously recommended this application to the full Board for approval.

REGULAR MEETING: 7:45 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
 Warren Goode, V Ch
 Estelle Klose
 Brian Lefferson
 Stephen Levy
 John Verrilli

MEMBERS

ABSENT: Thomas Means, 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

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 July 28, 2015.

CASE CARRIED to December 14, 2015

4N Investors (Dean's Market)

Block 209 Lot 15
1119 Highway 35 North
Ocean

MINUTES FOR APPROVAL

A motion was made by Anthony Andrisano and seconded by Joseph DiBenedetto to approve the minutes from the meeting of **August 24, 2015**.

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

A motion was made by Warren Goode and seconded by Stephen Levy to approve the minutes from the meeting of **September 21, 2015**.

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

CARRIED CASE

Manasquan Bank

Block 209 Lot 14
1115 Highway 35
Ocean
Zone C-3

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

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. With regard to tree removal and replacement, he said that the Board should decide on a fair and equitable plan for the replacement or donation to the Shade Tree Fund as the donation or replacement amount is high. Board Engineer William Fitzgerald, PE summarized his report, noting that the applicant has received almost all outside agency letters of no interest or approvals. He said that there will be a technical review meeting with the applicant's engineer to finalize the grading and drainage issues.

Attorney for the applicant, Jennifer S. Krimko, Esquire clarified that the application was filed as Manasquan Savings Bank but the name has since changed to Manasquan Bank and paperwork has been filed reflecting that change. She said the grading and drainage issues will be worked out by the engineers, but all other issues will be addressed now.

Ms. Krimko submitted the following items that were marked into evidence:

- A-1 Survey dated November 10, 2014
- A-2 Site plan dated June 10, 2015 revised through October 13, 2015
- A-3 Architectural plans dated April 17, 2014 revised through June 8, 2015
- A-4 Signage plan consisting of 8 sheets
- A-5 Site plan rendering dated October 26, 2015 prepared by Dynamic Engineering
- A-6 Aerial

John Palus, the engineer and planner for the applicant, said that they can comply with all the items in Mr. Fitzgerald's report with exception of drainage. Mr. Palus referred to A-1, saying that the property used to have an automotive service station and had some contamination on site. Active remediation is not needed, but monitoring wells are in

place. Monitoring will continue post-development. Mr. Palus referred to A-6, describing the site which has a vacant building and a large vegetative area behind that is wetlands. The applicant has received an LOI and a permit from the DEP to fill. Mr. Palus referred to A-5 to describe what is proposed, which will be a bank with two drive-thru lanes. Describing the parking and traffic flow of the site, he said that there will be three spaces past the drive-thru so that a customer could park and go inside without having to leave the site.

Mr. Palus said that they are providing a substantial improvement to the landscaping, and feels that what they are providing is adequate. While they may be able to add more to the easterly side of the site, it would not be appropriate. He said that they can comply with the recommendations of Mr. Higgins and the Environmental Commission.

Mr. Palus described the signage plan, which includes a 55 sq ft freestanding sign on brick piers, two façade signs that together are under 120 sq ft, and directional and informational signs. All the signs are color coordinated.

Board member Brian Lefferson asked if the three spaces towards the exit will be handicap accessible. Mr. Palus said no, that they are required to have one handicap accessible space that will be located on the south side at the entrance.

With regard to tree preservation, Ms. Krimko asked that the Board grant the waiver request and allow the applicant to provide the donation to the Shade Tree fund equivalent to 15 trees/acre. She also said the applicant will comply with the Environmental Commission's recommendations with regard to landscaping. Mr. Palus said that it is a smaller site and they are proposing significant landscaping.

Ms. Krimko requested that the Board Attorney prepare a resolution for potential adoption at the next meeting should the drainage issues be worked out. She said that Manasquan Bank is eager to make Ocean Township its home and they are hopeful to conclude at the next meeting. Mr. Fitzgerald said that the drainage issues should be resolvable before the next meeting. Board Attorney Sanford Brown agreed to prepare the resolution in advance of next month's meeting.

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

Seaview Acquisitions, LLC

Block 141 Lots 1, 23
2301 Route 66
Ocean
Zone C-4

This is an application for preliminary and final site plan approval with variances for the operation of a Starbucks facility with a drive-thru.

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 said that the applicant should address the loss of the 15 spaces and how it will affect this one area of Seaview Square as it will not affect the whole mall. The proposed signs had a dark background but the applicant has agreed to comply with his recommendation of a white background. Mr. Higgins also suggested that the applicant submit a landscaping plan incorporating the recommendations of the Environmental Commission for his review.

Board Engineer William Fitzgerald, PE summarized his report, saying that he wanted to observe the site during a busy time. He said that 80% of the parking lot was full, but no one was parked in the proposed location for the drive-thru, leading him to believe that the site can handle the activity. The attorney for the applicant, Jennifer S. Krimko, Esquire said that the applicant agrees to everything in Mr. Fitzgerald's report. Mr. Fitzgerald suggested relocating the ADA parking spaces to be inside the drive-thru loop for safety purposes. Ms. Krimko said that the applicant can comply with changes to the drive-thru per Mr. Fitzgerald's suggestions, including the relocation of the ADA spaces and funneling the lanes into one past the drive-thru.

The following items were submitted and marked into evidence:

- A-1 Survey dated November 10, 2014
- A-2 Topographic survey, part of lot 1 dated February 17, 2015
- A-3 Site plan dated June 26, 2015
- A-4 Sign package dated July 21, 2015 revised through August 7, 2015
- A-5 Floor plan

The engineer for the applicant, Mark Chisvette, PE referred to the site plan to describe the site which is within Seaview Square, closest to Asbury Avenue. The space is the end unit which is currently vacant. The Starbucks currently exists in the building and the relocation would give the store more the square footage and add the drive-thru operation. Mr. Chisvette said that the drive-thru can accommodate 9 cars in queue, which are almost equivalent to parking spaces, totaling a net loss of only 9 spaces rather than the 18 total spaces.

The Board asked questions concerning the flow of traffic and circulation with the potential for back-up onto the main drive-aisle. Ms. Krimko said that the application is not adding traffic, only an existing tenant moving to the end unit. Board member Brian Lefferson expressed concern that the drive-thru queue would back-up during peak hours. Mr. Fitzgerald said that most other stores in the center won't be open during peak hours. Ms. Krimko said that the store opens at 5:30 AM. Mr. Chisvette read information provided by Starbucks that it takes approximately 60 seconds for a typical customer at the window and about 9-10 minutes for a car to get from beginning to end if the queue is full. Mr. Chisvette said that there is enough space for 2 or 3 more cars before there would be back-up. There is a bail-out lane and spaces you can park in if you don't want to wait in the line. Ms. Krimko added that this is a plan by Starbucks based on their standards and experience.

Board member Stephen Levy said that he is disqualified on this application. Board Attorney Sanford Brown noted that Mr. Levy made no comments during the testimony and advised him to leave the dais.

A motion to close the public hearing was made by Robert Acerra and seconded by Anthony Andrisano.

In Favor: Acerra, Andrisano, Brody, DiBenedetto, Duthie, Goode, Klose, Lefferson, Verrilli
Opposed: None

A motion of approval was made by Warren Goode and seconded by Stephen Levy.

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

Shore Area Mikveh
Block 13 Lot 16
201 Jerome Avenue
Oakhurst
Zone C-1

This is an application for minor site plan subcommittee approval in order to relocate a freestanding sign and make landscape plan revisions.

The minor site plan subcommittee unanimously recommended this application for approval with the condition that a revised landscape plan be submitted showing an appropriate replacement tree for the tree to be removed and the landscaping to be completed per the approved landscape plan no later than May 1, 2016. In addition, dead or dying landscaping shall be removed and replaced.

Meeting adjourned at 9:10 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary