

SPECIAL MEETING: 7:00 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

MEMBERS John Fuller, Alt IV
PRESENT: Jane Grabelle
Russell Malta
Eric Menell
John Napolitani, Alt II
Henry Schepiga, V Chair
Peter Siano, Alt III
Charles Theodora, Alt IV
Richard Van Wagner
James Worrell
Warren Goode, Chair

MEMBERS Maureen Bonney, Alt I
ABSENT:

OTHERS PRESENT Mark A. Steinberg, Zoning Board Attorney
James Higgins, P.P. Board Planner
William Fitzgerald, P.E. Board Engineer
Marianne Wilensky, Planning Administrator
Rachel Montemarano, Board Secretary
Recording Secretary

Chairman Goode announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice was sent to the Asbury Park Press and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk on June 10, 2016.

CASE CARRIED to August 25, 2016

Park Avenue Tennis Center, LLC & Township of Ocean

Block 3 Lot 17
615 West Park Avenue
Oakhurst

RESOLUTION MEMORIALIZATIONS

Jack and Deborah Ades

Block 8 Lot 32
11 Old Farm Road
Oakhurst
Bulk Variance Approval

MOVED: Grabelle SECOND: Worrell
FAVOR: Fuller, Grabelle, Malta, Van Wagner,
Worrell, Goode
OPPOSED: None
INELIGIBLE: Menell, Napolitani, Schepiga, Siano
ABSENT: Bonney

Kyle Plunkett

Block 135 Lot 1
32 Wardell Place
Ocean
Bulk Variance Approval

MOVED: Grabelle SECOND: Worrell
FAVOR: Grabelle, Malta, Menell, Van Wagner,
Worrell, Goode
OPPOSED: None
INELIGIBLE: Fuller, Napolitani, Schepiga, Siano
ABSENT: Bonney

Eve Mamiye

Block 22 Lot 105
13 Portage Path
Deal Park
Bulk Variance Approval

MOVED: Grabelle SECOND: Menell
FAVOR: Grabelle, Malta, Menell, Van Wagner,
Worrell, Goode
OPPOSED: None
INELIGIBLE: Fuller, Napolitani, Schepiga, Siano
ABSENT: Bonney

Daniel Beyda

Block 51 Lot 3
408 Crosby Avenue
West Deal
Bulk Variance Approval

MOVED: Grabelle SECOND: Worrell
FAVOR: Grabelle, Malta, Menell, Van Wagner,
Worrell, Goode
OPPOSED: None
INELIGIBLE: Fuller, Napolitani, Schepiga, Siano
ABSENT: Bonney

NEW CASE

Russmarc, LLC

Block 137 Lots 30, 31
909 Highway 35
Ocean
Zone C-3

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

Attorney for the applicant: Peter S. Falvo, Jr., Esquire

The Board's information packet containing the reports of the Board's professionals and in-house departments was marked B-1. Board Planner James Higgins, PP summarized his report, explaining that the proposed addition has a setback of 64' where 100' is required, therefore not meeting the conditional use requirements. He recommended relocating the loading space to the south of the site, where it was previously approved to be located, so that trucks can immediately exit the site. The Environmental Commission's comments regarding additional plantings can be incorporated into the landscape plan. Mr. Higgins said that he was initially concerned with the proposed overhead doors facing Highway 35, but it is better than having them located in the back facing residential areas.

Board Engineer William Fitzgerald, PE summarized his report, noting that after a technical review meeting, the applicant has come up with a different plan for better circulation of cars coming into the site.

The attorney for the applicant, Peter S. Falvo, Jr., Esquire submitted the following items into evidence:

- A-1 Site Plan dated 2/19/16 revised through 6/17/16 consisting of 9 pages
- A-2 Architectural Plan dated 12/22/15 revised through 6/17/16
- A-3 Monmouth County Planning Board letter of no interest dated 4/11/16
- A-4 Department of Transportation letter of no interest dated 4/13/16
- A-5 3 page exhibit consisting of an aerial photograph, color rendering of the site plan and architectural elevation.

The engineer for the applicant, John Manillio, PE said that they are proposing a new service drive-through on the south side where service writers will greet customers as they arrive to drop off their car. The parking areas are being reconfigured including separating the customer parking from the inventory parking with a landscaped island. He said that the loading zone will remain where previously approved and the striping has been extended and spaces have been removed with increased landscaping in order to better channel traffic on site per Mr. Fitzgerald's suggestion. Mr. Manillio said that he will work with Mr. Higgins on the landscape plan. He said that since the rear of the site is unaffected by this application, there will be no impact to the residential areas behind. Referring to the architectural rendering, Mr. Manillio pointed out the overhead doors that have automatic sensors that close behind cars as they enter.

Mr. Manillio discussed the new directional signage proposed directing customers towards service or sales. Mr. Higgins said that variances are required for the size of the sign and the wording, but that it is necessary to direct customers. Mr. Higgins also suggested adding an 'Exit' sign with an arrow on the east side of the proposed landscaped island. With regard to lighting, new LED fixtures are proposed, as well as replacing existing lighting with LED. Mr. Manillio said that lighting changes will be added to the plans.

Mr. Manillio explained that the service area can fit a total of 6 vehicles for service check-in. Cars are then moved into the shop for service or out of the facility for storage on the lot.

A motion to close the public hearing was made by Jane Grabelle and seconded by Eric Menell.

In Favor: Grabelle, Malta, Menell, Schepiga, Van Wagner, Worrell, Goode
Opposed: None

A motion to approve the conditional use was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Grabelle, Malta, Menell, Schepiga, Van Wagner, Worrell, Goode
Opposed: None
Ineligible: Fuller, Napolitani, Siano
Absent: Bonney

A motion to approve the bulk variances was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Grabelle, Malta, Menell, Schepiga, Van Wagner, Worrell, Goode
Opposed: None
Ineligible: Fuller, Napolitani, Siano
Absent: Bonney

A motion to approve the preliminary and final site plan was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Grabelle, Malta, Menell, Schepiga, Van Wagner, Worrell, Goode
Opposed: None
Ineligible: Fuller, Napolitani, Siano
Absent: Bonney

To be memorialized July 21, 2016.

Meeting adjourned at 7:45 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary