

CAUCUS SESSION: 7:15 P.M. Municipal Building First Floor Conference Room
Deal and Monmouth Roads
Oakhurst

DISCUSSION: The Board agreed on the following **meeting dates** for the upcoming year:

July 14, 2011	January 12, 2012
August 25, 2011	February 9, 2012
September 8, 2011	March 22, 2012
October 6, 2011	April 26, 2012
November 3, 2011	May 10, 2012
December 8, 2011	June 14, 2012

DISCUSSION: Planning Administrator Marianne Wilensky explained to the Board that after polling all the Board Members and professionals for a special meeting date **for Ilan High School**, it was determined that there was no date available where all eligible Board members and the professionals could be present. Therefore, the application will be carried to the regular meeting of July 14, 2011.

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

MEMBERS PRESENT:	Tracy Berkowitz, Alt. I Mario Delano, Alt. III Jane Grabelle Warren Goode, Chair Brian Lefferson, Alt. IV Henry Schepiga, Vice Chair, left at 8:40 Richard Van Wagner, left at 9:25	MEMBERS ABSENT:	Russell Malta David Messer Leon Pflaster, Alt. II
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OTHERS PRESENT	Mark A. Steinberg, Marianne Wilensky, William Fitzgerald, James Higgins, Margo Simpson,	Zoning Board Attorney Planning Administrator Board Engineer, left at 9:40 Board Planner, left at 9:25 Board Secretary Recording Secretary
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Chairman Warren 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 May 2, 2011.

MINUTES FOR APPROVAL A motion was made by Henry Schepiga and seconded by Mario Delano to approve the **minutes from the meeting of May 25, 2011.**

In Favor: Berkowitz, Delano, Lefferson, Schepiga, Van Wagner
Opposed: None
Ineligible: Grabelle, Goode
Absent: Malta, Messer, Pflaster

RESOLUTION MEMORIALIZATION

<u>Glen and Amanda Smyth</u> Block 25.03, Lot 1 100 Ampere Avenue Oakhurst	MOVED: FAVOR: OPPOSED: INELIGIBLE: ABSENT:	SECOND: Berkowitz, Delano, Goode, Grabelle, Schepiga None Lefferson, Van Wagner Malta, Messer, Pflaster
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APPLICATION WITHDRAWN

Carol Gallina

Block 35.02, Lot 14
23 Framingham Road
Wayside

CARRIED TO
July 14, 2011

Ilan High School Building Association

Block 207, Lots 1, 8
1200 Roseld Avenue
Wanamassa

Stefan Betesh

Block 25, Lot 144
426 Brookside Avenue
Oakhurst

CONTINUED CASES

T-Mobile Northeast, LLC

Block 1, Lots 30, 31, 32
1215-1229 West Park Avenue
Wayside
Zone R-1/PAC

This is an application for 'c' and 'd' variances with minor site plan approval to erect a monopole and for a sign variance.

Attorney for the applicant: Frank Ferraro, Esquire

Board Member Mario Delano disqualified himself from this application. Board Members Tracey Berkowitz and Richard Van Wagner have read the transcript of the last meeting in order to be eligible to vote.

Frank Ferraro, Esquire, presented Dave Collins, Specialist in FCC Compliance Issues. Mr. Collins referred to a report dated March 28, 2011, which was marked into **evidence A-1**. Additionally, he referred to his previous report, dated September 15, 2009.

Mr. Collins explained that the September 2009 report included a 1900 band in which the applicant is licensed. The maximum output is eight radio frequency channels per sector and there are three sectors at 20 watts per channel. The FCC sets a standard at street level and standards to determine that level. The standard is conservative and the calculations are all 'worst case scenario'. 100% is the maximum permitted at 1900 megahertz. The maximum calculation value for this site is 0.09232%, which is less than 1/10 of 1%. This is 1,080 times below the maximum level.

Mr. Collins said that the New Jersey Radiation Act is five times less stringent than the Federal requirements. According to the New Jersey Act, the above calculation is 5,400 times below the level. The antenna height is 100 feet.

The March 28, 2011 report was marked as **A-2/ID only** because it had not been on file in the Planning Office. After they were advised by T-Mobile that they might employ a 2100 megahertz frequency band, the additional calculations were added to the report. They are permitted to operate two-per-sector at 40 watts. They are both included in the same part of maximum exposure limits. The exposure limit is one milliwatt per centimeter. Adding the second calculations to the first, they achieved 0.1383%, which is a little over 1/10 of 1%, which is 720 times below the FCC requirements.

From the audience: Al Kerecman, Bowne Road, asked how the tower communicates with other towers and how they 'hand off' the calls from one to the next.

Mr. Collins said that the towers do not communicate with each other. There is a switching network using land lines that makes the decision when to switch the phone call to the next nearest tower. There is no direct communications between cell sites. The exception would be for new sites if they do not own the landlines and they are not yet hooked up. There is a planer antenna that aims to a tower that is hooked up. It is less than 1/10 of one watt. The FCC excludes all forms of dish antennas because the wattage is small. The same standard applies for everyone and is designed to protect everyone.

Mr. Collins said that the lobe readings at the base of the tower are 0.222 %; at 20 feet they are 0.0015%; at 100 feet the reading is 0.1383%; at 500 feet it is 0.2572%, which is one 20th of one percent; and beyond 500' it dissipates.

Mr. Kerecman noted that at the last hearing there was mention of adding other participants to the tower. He asked what the calculations would be for future carriers.

Mr. Collins said that he was asked to do the calculations for the current applicant, which did not include future carriers. Future carriers might not be on the same frequency and would have different levels.

Chairman Warren Goode carried this application to the meeting of July 14, 2011.

RSC Realties
Block 3, Lots 5, 6
2127 Highway 35
Oakhurst
Zone C-2

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

Attorney for the applicant: Gerald N. Sonnenblick, Esquire

Board Members Richard Van Wagner and Tracey Berkowitz have listened to the recording of the last meeting in order to be eligible to vote on this application.

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record. Board Engineer William Fitzgerald noted that the existing pump station on lot 5 will be below the canopy, which he did not think was a good idea.

Gerald Sonnenblick, Esquire, representing the applicant, presented James Kennedy, Engineer and Planner for the application. Mr. Kennedy explained that he has been involved with the development of the subject site since 2008. Currently, Ray Catena has decided to combine lots 5 and 6. The building on the south lot was an office building and the northern building was a Mitsubishi dealership. The focus is to make the two sites work for two dealerships on one common site.

The Mitsubishi site has been converted to a Mini dealership and was approved before the Planning Board. A temporary lighting plan was installed, which will be revised with the current application.

The following were marked into evidence:

Evidence A-4 - The site plan, sheets 1 to 14, revised through May 16, 2011

Evidence A-5 - A reduced version of sheet 1 of the site plan, dated May 26, 2011

Mr. Kennedy explained that there will be a number of improvements made to the site. The access in the front of the buildings will be one-way from south to north to vastly simplify the traffic flow. Customer parking will be in between the two buildings.

There will be a solar paneled covered car port along the north property line. The Municipal Land Use Law was recently changed to indicate that solar panels should be utilized and that they are inherently beneficial. The canopy will need side yard and front yard setback variances.

Car carriers will be able to circulate the site along the perimeter of the site to off-load vehicles. There will be no designated area for the carriers to unload. Parts deliveries will come in smaller vehicles and go to the parts departments. There will be 79 customer and employee parking stalls. They will comply with the ADA requirements for barrier-free stalls. Proposed are 145 inventory parking spaces. There is an agreement for off-site inventory parking in another town.

Mr. Kennedy referred to a Monmouth County GIS aerial photograph, which was marked into **evidence A-6** and showed that Wertz Park borders the property on the east and north sides.

The proposed addition to the north side of the building will be two-story. It will be for additional showroom space. The southern side of the building is basically staying the way it is. There will be a barrier free entrance and a stairway to the upstairs. The project will be phased for the different additions.

There is a force main and septic system on the south lot that will be removed and a force main will be taken into consideration with collaboration with the Township of Ocean Sewerage Authority.

There is an underground detention basin to the east of the north building to store and detain water to be released to an existing detention basin to the rear of lot 6. It is also the basin for the Gold Coast dealership, which is located on the lot to the south. There is a downstream tributary in the rear of the properties. Any overland sheet flow will be eliminated and the water will be directed to the detention basin. The design of the Gold Coast system needs to be looked at to find the underground lines. The total suspended solid wastes will be reduced and shown on the plan. Underground recharge is not applicable to this site. The water table is about 4'.

Mr. Kennedy continued to explain that there is temporary lighting on the site that does not meet the current ordinance standards. The new lighting plan will follow the ordinance requirements.

There will be two free-standing signs for the two dealership brands. The southern sign will be in the middle of the south lot. The sign for the northern dealership will be in the middle of the entire site. The Mini sign is a manufacturer's sign which is black with chrome and has red highlights. The southern site brand has not yet been chosen. The signs are uniform in size to other dealership's signs.

It is the intent to keep the pedestrians in the front of the site with no intention for them to walk through the site. The showrooms are in the fronts of the buildings.

It was decided that there would be a technical meeting between the applicant's engineer and the Board Engineer.

Putting on his 'Planner's hat', Mr. Kennedy explained that variances are required for existing conditions of the buildings. In addition, the solar panel canopy requires front and side yard setback variances. In meeting the d.3. criteria, the site adequately can handle the development in spite of the variances that are necessary. Many of the conditions are existing and cannot be changed. There is park land to the north where the canopy requires a 50 foot setback. The impact on the park will be di minimus.

The stormwater runoff will be appropriately treated. A large percentage of the site is treed and will not be touched. The wetlands are not included in the calculations for lot coverage. Give the existing conditions of the property, lot 6 will be unchanged with lot coverage. Lot 5 will have an addition to make it usable as an automobile facility.

There is a preserved area in the rear of the site. There will be landscaped areas and pedestrian areas. The two lots work well together and will function as one harmonious site attractively. Variances are needed for two free-standing signs. There will be a reduction of landscaping in some areas because of the buildings. New landscaping is proposed in the front of the site. There will be a landscaped strip between the subject site and the car dealership to the south. Lot 4 to the north is a wooded park.

The design of the site is aesthetic and best balances the existing buildings and the ordinance requirements. The trees in the front of the site will soften the look of the front

of the buildings to give the site curb appeal. There is a tree removal plan to remove 77 trees and replace 18.

Chairman Warren Goode carried this application to the meeting of July 14, 2011.

CARRIED CASE

Pamela Larsen

Block 121, Lot 2
2 Wanamassa Point Road
Wanamassa
Zone R-6

This is an application to erect an addition with variances for rear yard setback and lot coverage.

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record.

Pamela Larsen explained that her house was purchased by her parents in 1995 for her and her young son to live in. The house was built in the 1920's and has a small floor plan. Her son is now an adult and she will be getting married, so there will be three adults in the house and they need more space. In addition, they have three dogs. The floor plan is not adequate for comfort and they want to make the living quarters more livable.

Ms. Larsen presented her Architect, Donald Passman, who explained that the idea was for an addition to the rear in order to enlarge the kitchen and create a family room. The addition will be 13'4" X 17'. The siding will match the existing house.

Ms. Larsen added that no trees will be removed from the property.

A motion to close the public hearing was made by Tracey Berkowitz and seconded by Mario Delano.

In Favor: Berkowitz, Delano, Grabelle, Lefferson, Van Wagner, Goode
Opposed: None

A motion of approval was made by Jane Grabelle and seconded by Tracey Berkowitz.

In Favor: Berkowitz, Delano, Grabelle, Lefferson, Van Wagner, Goode
Opposed: None
Ineligible: None
Absent: Malta, Messer, Pflaster, Schepiga

To be memorialized on July 14, 2011.

NEW CASES

David and Barbara Saint John

Block 25, Lot 110
239 Delaware Avenue
Oakhurst
Zone R-4

This is an application to remove, replace, and enlarge a covered front porch with variances for front yard setback and lot coverage.

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-1** and the reports were read into the record.

Planning Administrator Marianne Wilensky explained that the applicant owns the lot next to his house with another neighbor. They purchased it together so that it would not be built upon.

Mr. Saint John explained that he is going to re-side the house and wants to add a front porch to his home before he sides it.

A motion to close the public hearing was made by Jane Grabelle and seconded by Mario Delano.

In Favor: Berkowitz, Delano, Grabelle, Lefferson, Van Wagner, Goode
Opposed: None

A motion of approval was made by Jane Grabelle and seconded by Mario Delano.

In Favor: Berkowitz, Delano, Grabelle, Lefferson, Van Wagner, Goode
Opposed: None
Ineligible: None
Absent: Malta, Messer, Pflaster, Schepiga

To be memorialized on July 14, 2011.

Christopher and Abigail Healy

Block 25.28, Lot 10
235 Highwood Road
Oakhurst
Zone R-4

This is an application to construct a driveway with a variance for side yard setback under minimum.

Christopher Healy explained that he wants to replace his driveway because the concrete is crumbling and it is uneven. Part of the driveway is on the neighbor's property. He wants to replace it with a blacktop driveway wide enough for two cars. He will remove the existing walkway that leads from the house to the street and connect it to the driveway.

A motion to close the public hearing was made by Jane Grabelle and seconded by Mario Delano.

In Favor: Berkowitz, Delano, Grabelle, Lefferson, Van Wagner, Goode
Opposed: None

A motion of approval was made by Jane Grabelle and seconded by Mario Delano.

In Favor: Berkowitz, Delano, Grabelle, Lefferson, Van Wagner, Goode
Opposed: None
Ineligible: None
Absent: Malta, Messer, Pflaster, Schepiga

To be memorialized on July 14, 2011.

Meeting adjourned 9:55 P.M.

Margo Simpson
Board Secretary
Recording Secretary