

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

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

MEMBERS PRESENT: Jane Grabelle
Russell Malta
Eric Menell, Alt II
David Messer (Arrived at 7: 35 p.m.)
Leon Pflaster
Henry Schepiga
Sylvia Sylvia, Alt I
James Worrell, Alt III
Henry Schepiga, V Chairman
Warren Goode, Chairman

MEMBERS ABSENT: Richard Van Wagner

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 Goncharko, 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 September 27, 2012.

APPLICATION CARRIED until further notice

Donald J. Geiger
Block 85 Lot 9
1108 Grasmere Avenue
Ocean

CASES CARRIED to November 1, 2012

Samuel R. Sutton
Block 49 Lot 5
305 Palmer Avenue
Deal Park

Sammy and Margie Saka
Block 25 Lots 55-57, 63 & 64
43 & 45 Shadow Lawn Drive
255 Whale Pond Road
Oakhurst

MINUTES FOR APPROVAL

A motion was made by Henry Schepiga and seconded by Jane Grabelle to approve the **minutes from the meeting of September 6, 2012.**

In Favor: Grabelle, Malta, Menell, Schepiga, Sylvia, Worrell, Goode
Opposed: None
Ineligible: Pflaster
Absent: Messer, Van Wagner

RESOLUTION MEMORIALIZATIONS

Susan L. Rosenberg
Block 112 Lot 7
11 Deal Lake Point Road
Wanamassa
Bulk Variance Approval

MOVED: Schepiga SECOND: Grabelle
FAVOR: Grabelle, Malta, Menell, Schepiga, Sylvia,
Worrell, Goode
OPPOSED: None
INELIGIBLE: Pflaster
ABSENT: Messer, Van Wagner

Gayanne Franzo
Block 33.35 Lot 1
720 Auth Avenue
Oakhurst
Bulk Variance Approval

MOVED: Schepiga SECOND: Grabelle
FAVOR: Grabelle, Malta, Menell, Schepiga, Sylvia,
Worrell, Goode
OPPOSED: None
INELIGIBLE: Pflaster
ABSENT: Messer, Van Wagner

Graham and Janet Blundell
Block 63 Lot 12
604 Palmer Avenue
West Allenhurst
Bulk Variance Approval

MOVED: Schepiga SECOND: Grabelle
FAVOR: Grabelle, Malta, Menell, Schepiga, Sylvia,
Worrell, Goode
OPPOSED: None
INELIGIBLE: Pflaster
ABSENT: Messer, Van Wagner

Robert Luehman
Block 131 Lot 4
1315 Wickapecko Drive
Wanamassa
Certification of Use

MOVED: Schepiga SECOND: Grabelle
FAVOR: Grabelle, Malta, Menell, Schepiga, Sylvia,
Worrell, Goode
OPPOSED: None
INELIGIBLE: Pflaster
ABSENT: Messer, Van Wagner

St. George Greek Orthodox Church
Block 1.02 Lot 73
1033 West Park Avenue
Ocean
Bulk Variance Approval
Use Variance Approval
Minor Site Plan Approval

MOVED: Schepiga SECOND: Grabelle
FAVOR: Grabelle, Malta, Menell, Schepiga, Sylvia,
Worrell, Goode
OPPOSED: None
INELIGIBLE: Pflaster
ABSENT: Messer, Van Wagner

Board Member David Messer arrived at 7:35 p.m.

CONTINUED CASE

MNC Properties, LLC
Block 137 Lots 30, 31
905-909 Highway 35
Ocean
Zone C-3

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

Attorney for the applicant: Jennifer S. Krimko, Esquire

The Board's information packet, containing the reports of the Board Professionals and in-house departments, was marked B-2. Board Planner James Higgins, P.P and Board Engineer William Fitzgerald, P.E. summarized their reports.

Attorney for the applicant, Jennifer S. Krimko, Esquire had the following items marked into evidence:

- A-9 Overall Site Plan, Sheet 4-14, dated November 7, 2011, revised October 1, 2012
- A-10 Existing Illumination exhibit, dated October 1, 2012
- A-11 Color rendering of the proposed site plan, dated October 11, 2012

Engineer for the applicant, Steven Atkins, P.E. referred to A-9 and A-11 to explain changes made to the plans. Ms. Krimko asked if the Board would consider not requiring curbing for the display parking area so that snow plows can easily move around. Mr. Fitzgerald recommended depressed curbing and Ms. Krimko agreed. Mr. Atkins said that they are proposing to expand the trash enclosure area in order to encompass any recyclables which are currently not within a contained area.

Mr. Atkins referred to A-10 to show the wooded area. He said that he visited the site and took readings of illumination throughout the area. The wooded area is very dense and light does not pass through it. Mr. Atkins said that they will comply with all the requirements in Mr. Fitzgerald's report. Ms. Krimko asked if additional trees will be required if they use the mechanical coverings on the lights. Mr. Higgins suggested planting a 20' tree behind each pole rather than a row of trees, for a total of four trees.

Nicholas Novak, 1305 Logan Road, asked the Board if a noise study could be performed and proposed a sound barrier.

Don Clare, 1111 Logan Road, referred to A-11 to ask about the tree removal plan. Mr. Atkins said that they are improving the tree line by adding thicker evergreen trees. The average height of the trees is 50- 75 feet tall. The proposed plantings are 16-18 feet tall. Mr. Clare asked about the future lighting. Mr. Atkins said that there will be no impact on the existing lighting, except for a reduction of light at night. Ms. Krimko said that the lighting must be in compliance with the lighting ordinance.

Ms. Krimko presented Russ Rediker, Vice President of Acura of Ocean. They referred to a photograph showing the stickers that are used on the cars, previously marked into evidence as A-3, to describe where they are located on the cars. The Board discussed the visibility of the stickers from the highway. Mr. Higgins said that the year stickers on used cars are similar to most other dealerships on the highway, but that only some of them received approvals. The Board discussed the options for the stickers and agreed to the orange stickers and black and white stickers are permissible anywhere but in the front yard.

Mr. Novak, 1305 Logan Road, asked Mr. Rediker why employees of the company find cars by pressing the car alarm and why the car carriers are driving on Logan Road when they exceed the tonnage limit. Ms. Krimko said that this is not relevant to Mr. Rediker's testimony. Board Attorney Mark Steinberg, Esquire said that the Board should consider the public's concerns and that they could result as conditions in the resolution.

Chairman Goode carried the application to November 1, 2012.

Mr. Higgins left the meeting at 8: 35 P.M.

Arlene Fischhoff
Block 180 Lot 3
6 Fieldstone Lane
Ocean
Zone R-3

This is an application to replace a fence with a variance for construction in a flood plain.

Chairman Goode disqualified himself from this application.

The Board's information packet, containing the report of the Board Engineer, was marked B-1. Board Engineer William Fitzgerald, P.E. read his report. He had no concerns with this application.

Ms. Fischhoff said that she is replacing a chain link fence with a solid wood fence of the same height because the old one is deteriorating.

A motion to close the public hearing was made by Jane Grabelle and seconded by Russell Malta.

In Favor: Grabelle, Malta, Menell, Messer, Pflaster, Schepiga, Sylvia
Opposed: None

A motion to approve the application was made by Jane Grabelle and seconded by Russell Malta.

In Favor: Grabelle, Malta, Menell, Messer, Pflaster, Schepiga, Sylvia
Opposed: None
Ineligible: Worrell, Goode (Disqualified)
Absent: Van Wagner

To be memorialized on November 1, 2012.

Chairman Goode returned to the Board.

Daniel Kowsaluk

Block 33 Lot 36
1620 Melville Street
Oakhurst
Zone R-4

This is an application to construct an addition with variances for front and side yard setback under minimum.

The Board's information packet, containing the reports of the Board Engineer and in-house departments, was marked into evidence B-1. Planning Administrator Marianne Wilensky read her report. Board Engineer William Fitzgerald said that he had no concerns with the application.

Mr. Kowsaluk explained that his family is expanding and they need more room. They are creating four bedrooms on the second level and are covering the existing front porch. The exterior of the addition will be vinyl siding and will match the rest of the home. The roof will have the same shingles.

Mitchell Nelson, 1624 Melville Street, gave his approval of the application.

Richard Block, 1622 Melville Street, gave his approval of the application.

A motion to close the public hearing was made by Henry Schepiga and seconded by Jane Grabelle.

In Favor: Grabelle, Malta, Messer, Pflaster, Schepiga, Sylvia, Goode
Opposed: None

A motion to approve the application was made by Henry Schepiga and seconded by Jane Grabelle.

In Favor: Grabelle, Malta, Messer, Pflaster, Schepiga, Sylvia, Goode
Opposed: None
Ineligible: Menell, Worrell
Absent: Van Wagner

To be memorialized on November 1, 2012.

Meeting adjourned at 8:50 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary