

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

MEMBERS

PRESENT: Russell Malta
John Napolitani, Alt II
Peter Siano, Alt III
Charles Theodora, Alt IV
James Worrell
Warren Goode, Chair

MEMBERS

ABSENT: Maureen Bonney, Alt I
Jane Grabelle
Eric Menell
Henry Schepiga, V Ch
Richard Van Wagner

OTHERS PRESENT

Mark A. Steinberg, Zoning Board Attorney
William Fitzgerald, PE Board Engineer
Marianne Wilensky, Planning Administrator
Rachel Montemarano, Board Secretary
Recording Secretary

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 July 11, 2014.

CASES CARRIED TO April 23, 2015

Sandra Reeves

Block 76 lot 2
491 S. Edgemere Drive
West Allenhurst

St. George Greek Orthodox Church

Block 1.02 Lot 73
1033 West Park Avenue
Ocean

David Azar

Block 8 Lot 7
333 Park Avenue
Oakhurst

315 Roosevelt Ave, LLC

Block 17 Lot 34
315 Roosevelt Avenue
Oakhurst

Sarah Dorn

Block 140.10 Lot 2
315 Lakeview Avenue
Colonial Terrace

CASE CARRIED to May 14, 2015

Sam Mizrahi

Block 58 Lot 11
150 Monmouth Road
Oakhurst

CASE CARRIED to May 18, 2015

Yeshiva Gedola Na'os Yaakov, Inc.

Block 216 Lot 19
1515 Logan Road
Wanamassa

Location:

Ocean Township High School
Auditorium
550 West Park Avenue, Oakhurst

Time:

7:00 PM

RESOLUTION MEMORIALIZATION

Raymond J. Hodnett

Block 113 Lot 45
33 Wanamassa Point Road
Wanamassa
Bulk Variance Approval

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

NEW CASE

R.C. Realties South, LLC
Block 3 Lots 2.01, 3
2133-2135 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, Esq.

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, P.P. summarized his report. Mr. Higgins noted that the gate in the fence in the back of the property is too wide as it was being used to plow snow into Weltz Park. He said that the gate should not be much wider than 4' and used only for access for maintenance. Mr. Higgins also noted that the display of used cars in the front yard and the use of signs in the cars require a variance, or they should discontinue the practice to conform to the ordinance.

Board Engineer William Fitzgerald, P.E. summarized his report, noting that the previously approved lighting requirements have not been met and that any approval should be conditioned upon them being met.

Robert Gallagher, operations manager, described the existing and proposed operations of the service facility. He said that they are proposing an addition for customers to drive into for service and repairs. The hours of operation for service at 7:30 AM – 8:00 PM Monday through Friday and 9:00 AM – 5:00 PM on Saturday. No new employees will be added due to the addition as they are already providing the service drop off at that location. He said that the addition improves the flow of traffic for customers coming in for service and repairs. Before, customers had to drop their cars off at the Cindy Lane location for service. Six months ago they changed the operation so that customers no longer had to go to Cindy Lane, with the exception of car washes. He said that they service 40 – 45 cars per day.

Michael Monroe, the architect for the applicant, said that this addition has become a standard feature for dealerships. The following items were marked into evidence:

- A-1 Architectural plans consisting of 4 sheets dated April 5, 2014.
- A-2 Colored rendering of the building

Mr. Monroe said that the existing building is 26' tall and the addition is going to be 20' tall and will match the rest of the building. Cars will queue inside in a safe, climate controlled environment. 10 – 12 cars can easily fit inside. He said that the rear setback of the addition is less than the existing setback of the building and won't be a huge visual impact from Route 35.

Mr. Higgins asked about the logo signs shown on the elevations and the sign on the addition, which he said details should be submitted. Mr. Monroe said that they will remove the sign from the addition and will revise the plans.

John Rea, the traffic engineer for the applicant, said that they are going to the DOT to get a letter of no interest. He said that this is the way that auto dealerships are operating now and the site will function as it does today.

James Kennedy, the engineer for the applicant, submitted the following items into evidence:

- A-3 Site plans consisting of 7 sheets dated May 23, 2014 revised through February 25, 2015

A-4 Site plan rendering dated March 12, 2015

Mr. Kennedy said that the circulation of the site from the south counterclockwise is not changing. The 5,888 sq ft addition allows for cars to line up for service write-ups. They are relocating the drainage and sanitary sewer lateral, fuel tank and refuse enclosure. Mr. Kennedy said that the sign will be replaced in the same location.

Mr. Kennedy said that the certified pre-owned cars have been sold in the front yard for over a decade. He said that the signs in the windows are understated and you wouldn't know they are pre-owned. The signs are not meant to be visible from Route 35, but for people walking on the lot. Mr. Kennedy submitted a photo showing the cars and the signs that was taken within the last week that was marked into evidence A-5. Mr. Higgins said that the Board usually requires a sign package showing color and size of the signs. A photo showing the cars from Route 35 was marked into evidence A-6. Mr. Kennedy said that the signs are not visible from Route 35. The signs indicate certified pre-owned, the model year and the price and are facing the dealership, not the highway. Mr. Gallagher described the signs, which have a 4 ½" gold and black band with the Lexus logo, the model year, price and 'certified pre-owned'. The letters are 4" vinyl letters. The Board agreed that cars in the front island should be faced perpendicular to the front of the building away from the highway. Mr. Gallagher said that they need the signs for the Lexus national advertised program. Mr. Kennedy said that they are removing the canopies and revised plans will be submitted to reflect that.

Mr. Kennedy, also serving as the planner for the applicant, provided planning testimony for the application. He said that the certified pre-owned signage provides for a safe flow of traffic on-site and won't distract drivers on Route 35. He said that there is no negative impact from the proposed addition as there is no increase in impervious coverage or increase in the intensity of the use.

Mr. Kennedy said that they can comply with items in Mr. Fitzgerald's report with regard to stormwater management, reducing the width of the gate in the fence to 4' wide and the lighting. He said that a landscaping plan will be submitted.

Danielle C. Almond of Incorporated Graphics, explained the proposed signage. The following items were marked into evidence:

- A-7 Sign detail plans
- A-8 Sign details consisting of 19 pages
- A-9 Pictures of the signs at other locations during the day
- A-10 Pictures of the signs at other locations at night

Ms. Almond said that the proposed sign at 25' high and 77.625 sq ft is actually smaller than the existing sign and will have a 50% reduction in illumination due to the new platinum image conversion. The sign will be black and silver with the off-chrome color logo. A day/night film makes the sign appear dark during the daytime and brighter at night with no real light. Ms. Almond said that she will submit an accurate measurement of the brightness. The illumination will be subject to Mr. Fitzgerald's review. There are no moving parts or flashing lights on the sign.

A motion to close the public hearing was made by John Napolitani and seconded by Russell Malta.

In Favor: Malta, Napolitani, Siano, Theodora, Worrell, Goode
Opposed: None

A motion to approve the D3 use variance was made by Warren Goode and seconded by James Worrell.

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

A motion to approve the bulk variances was made by Warren Goode and seconded by James Worrell.

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

A motion to approve the site plan and waivers was made by Warren Goode and seconded by James Worrell.

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

To be memorialized on April 23, 2015.

Meeting adjourned at 8:55 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary