

Township of Ocean

Planning Board



Meeting Minutes
May 23, 2024

CAUCUS SESSION: **TIME: 7:15PM** First Floor Conference Room
Deal and Monmouth Roads, Oakhurst

REGULAR MEETING: **TIME: 7:30PM** Public Meeting Room, Deal & Monmouth
Roads, Oakhurst

SALUTE TO FLAG

CHAIRMAN'S STATEMENT:

Chairman Jeffrey Weinstein 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, News 12 and The Coaster and filed in the Office of the Township Clerk on July 26, 2023.

The meeting of the Township of Ocean Planning Board was called to order by Chairman Weinstein at 7:31pm.

Roll Call was taken:

MEMBERS

PRESENT: Ed DiFiglia, John Duthie, David Fisher, Jemal Beale, Eric Menell,
David Bodnovich, Michael Palutis, Julia Surmonte, Chairman Jeffrey
Weinstein

MEMBERS

ABSENT: Jack Ades, Jack Mamiye

ALSO

PRESENT: Ryan Amberger, Esquire, Jim Higgins – Board Planner,
Bennett Matlack, Board Engineer, Colleen Mayer, Planning
Administrator, Claire Vilanova, Recording Secretary



The Minutes from April 29, 2024, were postponed to be adopted as it was discovered there was a discrepancy.

RESOLUTION MEMORIALIZED:

Ocean Realco, LLC – 2118 Highway 35, Block 3.01 Lots 2 & 3

Motion was made by DiFiglia and was seconded by Surmonte. Roll call in Favor: DiFiglia, Duthie, Fisher, Menell, Palutis, Surmonte, Chairman Weinstein. No one opposed

NEW CASE:

1414-1416 South Roller Road LLC, block 182 Lots 1 & 2, Zone I-1

The applicant is proposing to remove an existing light industrial building on Lot 1 and construct a new addition to the existing warehouse on Lot 2, combining the two lots into one site. Side yard setback requirements a minimum of 100' where an industrial zone abuts a residential zone. The proposed side yard setback is 50 feet. Maximum lot coverage – a maximum lot coverage of 54% of buildable lot area allowed, proposed lot coverage is 153.2% of buildable lot area. Attorney representing: Jennifer S. Krimko, Esquire

Attorney Jennifer Krimko introduced the application which is currently a warehouse owned by Jay Cohen. He has a health and beauty distribution company there. Adjacent to that was a manufacturing building which was quite active with a lot of truck traffic and deliveries up against residential. We are proposing to take that out, eliminate the activity next to the residential and put the building in that location.

Chairman Weinstein announced that Board Member Surmonte has recused herself as she has relatives involved in the application.

Items were moved into evidence: A-1 is a topographic survey by Charles Surmonte dated Oct. 23, 2023. A-2 is a survey of property by Nelson Engineering dated Aug. 4, 2021. A-3 is the Site Plan by Nelson Engineering revised through Jan. 9, 2024. A-4 are the Architectural Plans by Feltz Architecture – Dave Collins. A-5 is an aerial of the subject property showing the existing conditions with an

outline of the proposed building to show it is in line. A-6 is a colored rendered landscape plan. A-7 is the drainage report dated Jan. 12, 2024. A-8 is a colored rendering of sheet A101 of the Architectural plan to show what the building will look like.

Board Attorney Amberger also entered the Board Packet exhibits. Attorney Krimko stated how she had come in for a concept meeting with the Board Professionals and feels the concerns have been met. Board Attorney Amberger sworn in the Board Professionals.

Attorney Krimko started with the aerial drawing. She introduced David Boesch from Nelson Engineering as a Licensed Landscape Architect. He stated the subject property is located on the northeast corner at the intersection of Rose Ave and South Roller Road in the light industrial zone. South Roller Road is a dead-end road with the exception of emergency vehicles.

There are 2 separate loading zones. The existing loading zone on the south side of the existing warehouse building which consists of 3 true loading spaces that are of a length that brings a typical delivery vehicle out of the right of way. Each zone contains 3 loading spaces for semi-trailers. Each one contains a compact pad for solid waste handling. There are 5 doorways into the building, 3 of which are ADA accessible.

Attorney Krimko a Variance for change of grade was required. She asked Mr. Boesch where and why and will it have any negative drainage impact. From South Roller Road to existing building pad elevation – in order to maintain the same floor elevation between the 2 buildings. It was stated no new signage was proposed. Parking space width, as is typical with non-retail shopping center, we are at 9' as opposed to 10', and the lot will be pinstriped. Seventy-seven parking spaces required – 31 on site and 23 along Roller Road which technically are unable to be counted. There are 8 -10 warehouse workers and 15-20 office workers. Not usually more than 15 – 20 cars at one time. Loading and unloading will be limited to 6pm – 8am.

Chairman Weinstein suggested some points may not be addressed. He deferred to Board Planner Higgins who stated it was not in his report, but for the Board's edification stated the residential area to the immediate North of the Industrial park was planned and developed long after the Industrial Park existed

so was unsure of the 150' buffer requirement is still required. With regard to street trees, Attorney Krimko stated unable to meet requirements but can replace any that have died or in poor condition.

Board Member Palutis went over the parking – he stated there was 23 on South Roller Road, 3 of them are handicapped, and 21 on the other side, but thought 20 office workers and up to 15 factory workers. Attorney Krimko will swear in the owner to state the numbers. Also, green bank parking would deed restrict – in the event it is determined those spaces were required, they would be constructed. Member Palutis questioned the loading zone length; not in any reports. Attorney Krimko stated on sheet 3 it shows 62' all within the property line.

Board Member Fisher questioned his concern over the emergency vehicles having to get down South Roller Rd that there is not going to be any, even if a tractor trailer queuing to drop off and parks in there – is there any way to prevent to avoid this issue. With reloading available, we do not anticipate any instance where there wouldn't be an available spot for them to pull into. The roadway is 30' pavement width and dead end, there would be no opposing traffic.

Board Member DiFiglia wanted to know the distance from the site to bus stop. The closest bus stop is the corner of Brielle & Sunset. Any EV stations proposed? Not required for warehouse use. Any plan for bike storage? Attorney Krimko will add in bike rack.

Members from the Public: Resident - Sunil Asani, 6 Mark Place, was sworn in by the Bd. Attorney. He was directed to ask questions. How often will the truck take to load and unload? The frequency of vehicles was in question. Is there a Variance for height – answer No. Will the structure be more proximal to Roller Road – answer No. Any trucks idling overnight – answer No. Was informed that is against the law to idle.

Resident Stacey Kolmer, 8 Mark Place, was sworn in by the Bd. Attorney. The spaces on the street - why couldn't the green bank parking spaces be utilized instead. Was informed not entirely on the street and was directed by Attorney Krimko to look at the plan presented for clarification.

Owner Jay Cohen was sworn in and stated he is the principal in the company Nationwide Campus Corporation which is for the distribution of health & beauty Aids. He stated there are 2-3 containers a day on average. Typically fit in the driveway space and do not go into the roadway. He is seeing an uptick in parking and idling on dead end. Last month the uptick – seen it often approximately 15 times a month. What was the operation in the Building just bought. Answer – Metal & Steel Fabrications – which had a lot of activity. By adding a warehouse – the intensity will be inside – not outside. The number of employees 8 – 10 office workers; 1-12 warehouse workers. Thirty percent of parking spaces are not used. Not open on weekends.

David Collins Architect was sworn in by Board Attorney. He explained the existing blue metal on top and white metal on bottom. Wraps around all 3 sides – the back side is masonry. There is a drip section in the middle to alleviate snow drift and offer architectural appeal.

Resident Suhil requested at present the loading & unloading could be 24/7. Was confirmed this will not be the case as delivery hours are 8-6. Board Attorney Amberger stated this could be a potential condition – subject to lot consolidation.

A motion to close the Public portion was made by Bd. Member Duthie with DiFiglia seconding. All were in favor.

Chairman Weinstein asked for someone to offer for a positive resolution and Bd. Member Beale made the motion. Member Menell seconded. In Favor: DiFiglia, Fisher, Beale, Menell, Bodnovich, Palutis, Chairman Weinstein. Opposed: Duthie, Ineligible: Surmonte

Board Member Surmonte returned to the Dias at 9:02pm.

Discussion of Proposed Ordinance #2469 – Stormwater Control was discussed to see if it was found to be consistent with the Master Plan and it was. Chairman Weinstein made a motion to adopt and DiFiglia seconded. Roll call: DiFiglia, Duthie, Fisher, Beale, Menell, Bodnovich, Palutis, Surmonte, Chairman Weinstein. A motion to adjourn the meeting was made at 9:04pm by Chairman Weinstein and Board Member Surmonte seconded. A voice call for all in favor.

Respectfully submitted, Claire Vilanova