

**Planning Board Meeting 10-06-2016**

**TOWNSHIP OF OCEAN  
Planning Board  
October 6, 2016**

**7:00 P.M.**

The meeting of the Planning Board was held on the above date and time; Chairman William Sneddon called the meeting to order.

**PLEDGE OF ALLIGIENCE**

**STATEMENT:** Pursuant to the provisions of the New Jersey, Open Public Meetings Act. adequate notice of the meeting was properly provided by sending copies of the notice of meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the Administration Building.

**ROLL CALL**

|                 |                 |                 |                 |
|-----------------|-----------------|-----------------|-----------------|
| Members Present | Nick Bonamassa  | Daniel Collamer | William Edwards |
|                 | Don Lippincott  | Ben LoParo      | Michael Roche   |
|                 | Aaron Shapiro   | William Sneddon | Dennis Tredy    |
|                 | John Petrosilli |                 |                 |

Professionals Present: T & M – Jason Worth  
Haines and Yost – Steve Yost  
Taylor Design Group - Scott Taylor

**APPROVAL OF MINUTES:** August 4, 2016

Motion made by Nick Bonamassa, seconded by Aaron Shapiro: Roll Call: (Ayes) Bonamassa, Shapiro, Collamer, Edwards, Lippincott, LoParo, Tredy, Petrosilli, Sneddon

**APPROVAL OF BILLS:** Bills to be paid and need a motion. Motion made by Aaron Shapiro, seconded by Don Lippincott. Roll Call (Ayes) Shapiro, Lippincott, Bonamassa, Collamer, Edwards, LoParo, Roche, Tredy, Sneddon

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**CORRESPONDENCE: NONE**

**RESOLUTIONS: NONE**

**OLD BUSINESS : NONE**

**NEW BUSINESS :**

**DOCKET 02-16.PB**

Coastal Redevelopment Partners II, LP  
Block 41, Lot 39.04  
Dunkin Donuts & Verizon  
Amended Preliminary & Final Site Plan

Attorney Vincent Delia came forward and stated that he represents the applicant. He asked if all of the professionals could be sworn in.

Board Attorney Yost stated that Ben LoParo came to him before the meeting in reference to whether he is in conflict hearing this case. Attorney Yost explained that Mr. LoParo's Chiropractic business is in the Town Center. He stated that his business is not within 200 feet and he does not pay rent to your company, it is a different entity so he doesn't feel that there is any conflict with Dr. LoParo. Attorney Delia confirmed that they didn't feel there was any conflict so no objection to him staying on the board.

Board Attorney Yost swore the witnesses in and they are as follows:

David Lisa – Partner in the applicant – Coastal Redevelopment Partners II, LP  
William Bori – Dunkin Donuts owner  
1 Sheila Drive  
Tinton Falls, NJ  
Christian Roche – Professional Engineer Langan Engineering  
989 Lenox Drive  
Lawrenceville, NJ

David Lisa discussed the location, reason and benefits for the relocation. Drive thru – outdoor seating. At this time there is no signed agreement with Verizon.

Bill Edwards asked if David Lisa is the owner of the property of said shopping center, (reply) confirmed.

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Attorney Delia said if there are no further questions from the board we will turn to the review letters from the board's professionals.

Jason Worth from T& M Engineering stated that Block 41, Lot 36.01 Town Center mixed use redevelopment zone between Memorial Drive and Volunteer Way. It is currently developed with a Shop Rite Supermarket, a Bank, and three retail buildings. They did receive approval in 2006 with the Supermarket, Bank and 7 retail out buildings.

Proposed site tonight with the fast food drive thru, and retail space is in previously approved restaurant space so this is an amended application.

We note that they appeared before the redevelopment for variance for front yard setback and lot coverage in April.

He asked for testimony on the building and Attorney Delia asked that the owner of Dunkin Donuts answer the operation questions.

Mr. Bori stated that the hours of operation will be the same as what they are now, deliveries are the same – one box truck usually off hours once a week to back door in and out in about 20 minutes.

Engineer Worth asked about the paving, the path to Bike Trail, and handicapped access.

Stated that the paving will be done, ADA will meet all code, and they are shifting the crosswalk an additional 5 or so feet and loading zone will have the ability to hold 30 foot box truck.

Petrosilli raised concerns about the back end, as the people going through the drive thru. could there be people exiting into the traffic in the drive thru?

Engineer Roche said that they are service doors and deliveries during the day are going to be limited.

Scott Taylor said that there is no space at all if someone should open that door, so he suggests that there be a bollard placed there.

Engineer Worth also said that they had mentioned that in their letter. There is center line striping to separate the drive thru from the bypass lane. The center line striping extends to a distance equal to where the rear service doors in the building perhaps that could be pulled back somewhat so that people would pull around loading area sooner and not conflict with anyone using the service doors.

Answer: No problem

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### **Dumpster Location**

Engineer Roche - new dumpster in the western corner - turned about 90 degrees with better screening - will also prevent an impact to the drainage in the area

Scott Taylor –A concrete enclosure will be done with some detail to make it more appealing - architectural treatment

David Lisa –said that they would add stone - and shrubs for screening

### **Parking**

Jason Worth stated that a total of 16 parking spaces are required - 60 are existing -so requirements are met.

The rough percentage of drive thru is average 40-50%

Because there is one lane exit, just want to confirm that deliveries will come around the store and not back into the space. (Reply) correct

### **Storm water management**

Engineer Roche stated – Based on previous report everything will still be in compliance with the DEP regulations. There was some debris which we will clean out.

Roof runoff will be discharged at grade.

That is not a critical aspect but wanted it on the record that existing utilities are already stubbed to the pad.

Engineer Roche stated any disturbance will be done prior to resurfacing the parking lot.

Scott Taylor – Commends applicant for their presentation – also modified their proposal to add decorative treatments. There are no colored rendering of the building, discussion at redevelopment there was an orange band and there was a preference that it be more of a burnt orange (reply – yes) something will be submitted for approval.

### **Signage**

David Lisa stated that they will come back in reference to the signs.

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### Outdoor Seating

David Lisa – Outdoor seating area scored concrete with paver accents – timber guardrail fence that we are proposing.

Engineer Roche - Two fences are on site. one is decorative fence located to the east (A-1) also a fence not only for decorative but for safety – surrounding the drive thru where the grade change is which will be timber guardrail which will also help to keep people from walking up the slope.

#### Board Comments:

Dan Collamer stated that he is personally satisfied with the proposal – well presented and nice project.

#### OPEN TO PUBLIC

Dennis Tredy made a motion to open to the public, and Don Lippincott seconded it. All in favor

No one came forward

#### CLOSE TO PUBLIC

Chair asked for a motion to close the public portion

Dennis Tredy made a motion to close to the public and Nick Bonamassa seconded it. All in favor

Chair asked for a motion pertaining to the application Docket 02-16-PB. Dan Collamer made a motion for approval.

Dennis Tredy asked if they should go over the conditions.

Attorney Yost stated that there are two variances of preexisting conditions from Redevelopment Committee that were granted. They withdrew the signs they will come back for that and there were a few details that they will work out as a condition of approval consistent with complying with Jason Worth's report and Scott Taylor's report.

- 1) Rotate the dumpster 90 degrees to the right. They will treat that to compliment the building architecture.
- 2) Outdoor eating area – scored concrete paver band and also change fencing wood guide rail along the drive thru.

Attorney Yost stated that any resolution would also condition that they follow recommendations in our professionals reports unless it is contradicted.

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Chair asked Mr. Collamer if his motion still stands, he replied yes. Bill Edwards seconded the motion and Chair asked for a roll call:

Roll Call: (Ayes) Collamer, Edwards, Bonamassa, Lippincott, LoParo, Roche, Shapiro, Tredy, Sneddon

### **OPEN MEETING FOR GENERAL PUBLIC**

Don Lippincott made a motion to open and Dennis Tredy seconded it. Roll Call: (Ayes) Lippincott, Tredy, Bonamassa, Collamer, Edwards, LoParo, Roche, Shapiro, Sneddon.

No One Came Forward

### **CLOSE PUBLIC PORTION**

Dennis Tredy made a motion to close public portion, Ben LoParo seconded it. Roll Call (Ayes) Tredy, LoParo, Bonamassa, Collamer, Edwards, Lippincott, Roche, Shapiro, Sneddon.

Chair asked for a motion to adjourn

Aaron Shapiro made a motion to adjourn and Dan Collamer seconded it. All in favor.

Meeting adjourned at 7.34 p.m.

Respectfully Submitted

Laurie Clune  
Recording Secretary

LC/ld