

Planning Board Meeting 11-1-2018

**TOWNSHIP OF OCEAN
Planning Board
November 1, 2018**

7:00 P.M.

FLAG SALUTE

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.

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

ROLL CALL

Members Present	Robert Beck	Nicholas Bonamassa	Daniel Collamer
	Donald Lippincott	Paul Kavka	Ben LoParo
	John Petrosilli	Aaron Shapiro	William Sneddon

Members Absent: William Edwards, Michael Roche

Professionals Present: Steve Yost, Esq. from Haines and Yost and Jason Worth, Engineer from T & M

APPROVAL OF MINUTES:

Aaron Shapiro made a motion to approve the minutes of the October 4, 2018 and Don Lippincott seconded them. Roll Call. (Ayes) Shapiro, Lippincott, Beck, LoParo and Sneddon.

APPROVAL OF BILLS:

Aaron Shapiro made a motion to approve the bills and Robert Beck seconded it. Roll Call (Ayes) Shapiro, Beck, Bonamassa, Collamer, Kavka, Lippincott, LoParo, Petrosilli, and Sneddon.

CORRESPONDENCE

RESOLUTIONS: NONE

INFORMAL BUSINESS - NONE

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OLD BUSINESS – NONE

Secretary stated that there is an applicant that is looking for a meeting and the date that they looking for November 14, 2018. Buy-Rite site plan. The board decided that November 14th is the date for the Special Meeting.

NEW BUSINESS

Docket No. 05-18-PB

Chris Karamanos

562 Route 9

Block 129 Lot 19.01

Outdoor seating area, Amended Site Plan (Continued from October 4, 2018 PB meeting)

Dan Collamer recused himself because he is a noticed party.

Attorney Yost stated that this is not a continuation of last month it is sort of a do over – because the applicant needed council to present the application for the LLC – we don't have to repeat the entire application but we do need enough information to make an educated vote.

Peter Petrou, Esq, - applicants attorney Chris Rosati – applications engineer Christopher Karamanos – applicant.

Peter Petrou stated that Chris Rosati is going to go over the entire application as discussed at the previous meeting.

Chris Rosati – Minor Site Plan approval for an outdoor seating area, 562 Route 9, 15.7 acre site exhibits A-1 with this meetings date of 11/1/18 colored rendering minor site plan dated June 6, 2018 with no revisions. Neighboring to the south is a vacant restaurant, wooded rear, east is wooded area for about 900 feet adjoining residential units, across Route 9 is Clayton Block. We are in two zones R1A and C1 zone. All of our activity is to take place in the C1 zone. 40 x 26 area to convert to outdoor dining area with 6 – 7 tables. The floor will be a paver floor matching existing material a 6 foot high decorative masonry wall. Possibly at the top of wall lattice work. Outdoor dining with a smoking area, not proposing any night activity, no DJ or music. No signage being proposed and hours of operation would like to have 7:00 to 1 AM. Redoing parking area for outdoor seating and we are going to relocate handicapped spaces, there will be six handicapped spaces with concrete bumper stops. Add a stripped pedestrian area for walking to entrance. Planters to demark the pedestrian approach.

Chairman Sneddon asked if the board had any questions.

Shapiro – additional planting?

Rosati stated that they were going to approach that – planting will help demark that area as well.

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Petrosilli – asked if something reflective would be necessary because of the wall being in a travel area.

Rosati stated that the wall is 6 ft high and with the lighting that should be enough.

Petrosilli – canopy ?

Rosati – no canopy

Jason Worth, Engineer – Only area that could use reflectors should be in the rear – review your lighting at resolution compliance that the lighting is enough, also because some of the isle areas are tight.

Beck – hours would be from 7 PM to 1 AM, will the restaurant also be open during those hours or will the restaurant close at 11 PM?

Mr. Karamanos was sworn in by Attorney Yost and he stated that the kitchen would be open maybe for appetizers after 10 for the outside.

Sneddon – If the restaurant is closed will the outside patrons have access to the bathrooms?

Karamanos stated yes

Shapiro – I don't think it makes sense to have the restaurant closed.

Mr. Karamanos – you are right sir, I am wrong

Shapiro – You are not going to have loud music outside

Bonamassa – You are not banned from having music, you just have to comply with the noise ordinance.

Jason Worth, Engineer – Two items to cover from last meeting'

1. Any additional lighting there will be no spillage to other properties
2. Additional stripping at the entrance and exit.

Rosati - We will discuss that with your engineer about the entrance and exit.

Yost – at the hearing last month there was a second exhibit - A2 11/1/2018

Jason Worth – that depicts the entirety of the site

Rosati – that is correct

Chairman stated that for the record normally we would open to the Public but let it be so noted that there is no one in the audience so we will bypass that.

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Chairman asked if there is a motion.

Aaron Shapiro made a motion to accept the application with modifications that we discussed. Robert Beck seconded it. Roll Call (Ayes) Shapiro, Beck, Bonamassa Kavka, Lippincott, LoParo, Petrosilli, Sneddon

Record shows there is no one in the audience for Open to the Public

Chairman stated that the next meeting will be November 14, 2018 for Buy Rite Liquors and the meeting following that will be December 6, 2018 which will be the last meeting of the year.

Chairman asked for a motion to adjourn.

Aaron Shapiro made a motion to adjourn and Ben LoParo seconded it. All in favor.

Meeting adjourned at 7:27 PM

Respectfully Submitted

Laurie F Clune
Recording Secretary

LC/ld