

**Planning Board Meeting 12-6-2018**

**TOWNSHIP OF OCEAN  
Planning Board  
December 6, 2018**

**7:00 p.m.**

**CALL REGULAR MEETING TO ORDER**

**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
	William P. Edwards	Donald Lippincott	Paul Kavka
	Ben LoParo	John Petrosilli (Alt #1)	Michael N. Roche
	Aaron Shapiro	William Sneddon	

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

**APPROVAL OF MINUTES:**

Robert Beck made a motion to approve the minutes of the November 1, 2018, and Ben LoParo seconded them. Roll Call. (Ayes) Beck, Bonamassa, Kavka, (Alt #2), Lippincott, LoParo, Petrosilli (Alt #1), Shapiro, and Sneddon.

**APPROVAL OF BILLS:**

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

**RESOLUTIONS:**

a. Resolution No. 2018-07-PB Chris Karamanos,562 Route 9 Block 129 Lot 19.01  
Outdoor seating area, Amended Site Plan  
Aaron Shapiro made a motion to approve the resolution, Ben LoParo seconded it. Roll Call  
(Ayes): Beck, Bonamassa, Kavka, Lippincott, LoParo, Petrosilli (Alt#1), Shapiro, Sneddon.

**REDEVELOPMENT ORDINANCE:**

a. Review of Ordinance 2018-19, Adopting a site specific Redevelopment Plan for Block  
194 Lot(s) 16, 17.01 & 17.02 in accordance with the NJ Redevelopment & Housing Law,  
N.J.S.A 40A:12A-1, ET SEQ

Jason Worth took the floor to explain the importance of the Ordinance. The Redevelopment Plan  
does discuss the consistency with the Master Plan according to the reasons stated in the  
Ordinance. The plan within the ordinance still needs to come before the planning board for  
approval.

Members to speak on the matter are as follows:  
William Edwards  
Paul Kavka

Scott Taylor provided some clarity

Ben LoParo made a motion to approve, and Don Lippincott seconded it. Roll Call (Ayes):  
Beck, Bonamassa, Collamer, Edwards, Lippincott, LoParo, Roche, and Shapiro.

**NEW BUSINESS:**

a. Docket No. 08-18-PB-B&D Waretown Realty (Buy Rite Liquors), Block 41 Lot  
42.02 Amended Preliminary and Final Site Plan

Donte Alfieri attorney on behalf of the applicant.

Witnesses sworn in

Matthew Hockenbury Engineer

Daniel Wheaton Architect

DanteAlfieri - Property located in the TC zone and the EC zone - EC zone does not  
get impacted

Jason Worth - completeness waivers requested

Stormwater management plan waiver – Matthew Hockenbury provided testimony that the impervious coverage will be less (reduced)

Bill Edwards asked a question following John Petrosilli

John Petrosilli - asking how the impervious coverage is going to be reduced if the building is enlarged

Jason Worth: building coming forward therefore the concrete in the back of the existing building will be removed

Paul Kavka - new app does the current stormwater have to be implemented - maintenance on the existing systems?

Worth - we can discuss how that will be done during the applicants testimony

Edwards- since the stormwater mgmt has a history - any history of the current system being inadequate?

Yost - swears Mr. Reddy

Saibaba Reddy- never had any flood situation there - he never saw any issues with the current system

#### LANDSCAPING AND LIGHTING PLAN WAIVER REQUEST

Matthew.Hocknbury - keep what's there except where the new builing impacts it parking lot lighting will stay the same except the two existing light that will be in the way of the new building

Taylor- they were pretty much done with the lighting and landscape that was originally proposed in accordance with the 2015 approval

Edwards - the landscaping was a contributing factor that destroyed the building -

Matthew Hockenbury - you will see in how plan there will be just sidewalk between the parking lot and the building - as far as landscaping directly to the building we are not proposing any

Edwards - main concern are the mulch beds

#### ENVIRONMENTAL INPACT STATEMENT WAIVER REQUEST

Matthew Hockenbury: staying within the currently developed portions of the site

#### INTERNAL PARKING CIRCULATION PLAN WAIVER REQUEST

Matthew Hockenbury - not changing any of the parking lot circulation

Don Lippincott: - not changing the entrance or exit

Matthew Hockenbury: no we are not

Worth - applicant looking for a larger sign and the ordinance and code allows max 15 feet above the sidewalk and they are looking for 25 feet above the sidewalk

Sneddon - square footage is larger than the original?

Worth – I believe there is a little more sign area but is compliant with the code.

Alfeiri - the engineer will get into the signage

Sneddon - any questions on the signage

Edwards - does it fit - assuming this building is going to look similar to the to the other buildings in the area?

Exhibit A-1 Minor site plan MCH engineering 10-19-2018 consists of 7 sheets and was submitted as part of the application

Petrosilli - Minor or major

Worth - we corrected that during our review and because of the larger building it went from minor to major

MH - sheet two is labeled existing conditions and demo plan-

The property fronts south bound route 9 - to the north is Tractor supply - to the south is wooded, the property consists of 24 acres

9200 sf two story - originally was built as a church -  
The original site plan approval was in 2015

Existing parking to the east and south

In preparing this application we obtained a new survey and all improvements were made from 2015

Sheet 3- Site and dimensional plan- 11,725 sf one story liquor store  
Use is permitted  
Building that was submitted will shift further south and east  
Entrance to the building will be south east corner  
10 foot roof overhang on the south and east side that  
will cover a sidewalk

Applicant is proposing to:

relocate the existing handicap parking (2 of them) from north side closer to entrance

relocate the bike rack

replace some of the site curb

install bollards along the sidewalk area adjacent to parking stalls for safety

reconstruct the fence around the transformer

all hvac units will be relocated to the roof

reuse and reutilize all service connects

proposed parking will remain at 49 parking spaces

page 3 of 4 - Subsection landscaping and lighting

Subsection 3.1 – Matthew H commented - flip back to the existing sheet for reference

- there are landscape areas proposed approved and installed –as part of the 2015 approval. the original landscape areas that were between the existing building are being eliminated due to the shifting of the building

-applicant will follow through with the exiting landscape plan

3.3 - light poles - relocate the two poles to in front of the building

also canopy lights under the roof over hang

Taylor - full cut off fixture?

Page 4 of 4 Misc section -

4.1 - impervious is going to be reduced - drainage patterns will remain the same currently low spots have inlets and will collect water

we would like to tie the roof leaders into the current system

Worth -we were going to suggest that

Worth - will the applicant take a look at the current maintenance

Matthew Hockenbury - yes

Petrosilli - any filtering system that needs to be cleaned annually or semi-annually

Matthew Hockenbury - no

Worth - none that I am aware of

Sheet three of four - there are two variances being sought today:

- wall mounted sign height
- 49 spaces - variance for insufficient parking - 49 are existing and proposed – The applicant owns several of this type of business and is familiar with the volume, and is here to testify that this number of spots is adequate. The proposed building: 11000 sf building

Worth - the existing circulation is remaining the same - will it still function the new building?

Matthew Hockenbury - with respect to Scott Taylor's Report

It will comply with all previous requirements from 2015 approval

Edwards - will this building have a sprinkler system - NO

Will you extend water main? We are proposing to maintain the existing service connection

Are you hooking to the main that Tractor Supply brought across route 9?

We will send an application to the water department. We would like to reutilize the existing service connections.

Will you be putting in a fire hydrant? -

Matthew Hockenbury - not proposing to modify

Collamer -

Worth - city water or city sewer - there will be as an upcoming project extended - will this applicant connect to that new water and sewer - applicant agreed to yes and with the upcoming project there will be several hydrants proposed

Alfeiri - if required yes

Matthew Hockenbury - are there plans available for that

Worth - yes

Kavka - Mr. Taylor going back to your report

we waived the landscaping plan and you had several comments

being this is at the gateway to Waretown - do you suggest any additional landscaping?

Taylor - we were in the process and the applicant over the years had planted – there were some fatalities in the plantings there. I think the prior planting is sufficient, if it is cleaned up and additional plantings to replace the dead, that should be sufficient.

We could perhaps relocate some of that once the building is placed. As the turp matures, and landscape matures, once it gets ahold it should start to fill in more nicely.

Is there landscape irrigation on the site- yes there is an irrigation system on the site, that was one of the conditions of the prior approval.

Mr. Wheaton:

What we are proposing is an 11,700 new building completely non combustible materials. Metal canopy with steel columns, masonry base to column. Bases and building bases will have a tan colored masonry stone. Due to past fire, the building is fully non combustible. More energy efficient building, far superior insulation to the building code.

Entrance south easterly with a turret tower which accentuates the building and the entrance. Creating an area that is more conducive for parking, and covered canopy to protect from rain. Proposed downlighting that warms the building but doesn't spread light onto neighboring properties and route 9.

Current building is a 20' tall building with a 2.5' parapet that wraps south east and north side. Tower is 34' building roof slopes back to the rear which is a drainage system. Roof litres, so everything goes back to the basin instead of route 9. This will eliminate drainage onto property and road.

Finished concrete/cultured stone, windows in front of building.

Signage, reusing sign on building, but adding 3 new signs saying "wine, liquor, beer"

A-3 signage sizes.

All larger than ordinance allows. Buy rite being 25' smaller signs approximately 19'.

ne exhibit - colored rendering A-2 elevation -3 dimensional rendering  
perimeter cst concrete walls  
canopy to be metal with steel columns  
masonry bases and the base of the building will have a cultured stone  
located the entracne to the south east side of the building - chosen for the exiting  
parking  
lighting - down lighting - from the canopy down  
site wil be lit by those parking lights

signage - plan on reusing the current sign  
proposing to add three new signs

exhibit A-3 plan of the signs

wine beer and liquor signs are the only new signs -

Worth - southern side will not have a sign - exceed number of signs as well as square  
footage 160 sf

large sign approx - 140 sf  
the small ones 16sf , 24 sf and another 16 sf

2 feet tall by 12 feet ( smaller sign sizes approx)

roof top mechanicals will be shielded due to the design of the roof

Aleiri - need two additional variances which are total sf of signage and additionally  
the amount of signs for that one side – 196 sq ft as opposed to the 160 permitted  
And 4 signs vs the 3 that are permitted.

Wheaton - lighting for the signs the letters themselves light up - they are not flashing  
signs - no additional secondary lighting. They are interior lit. Turn on turn off sign

Scott taylors report - bottom of first page cont onto the second page comment

Wheaton - the right side is going to have the same grid pattern - same matching colors  
It's a grid system that wraps all sides of building.

Scott Taylor: Towncenter design standards to request a more traditional - most other  
building approved in town that have a little historic look to them - almost a  
preferences away from stucco - also require four sided designs. The right façade will  
stand in stark contrast to all other buildings on route 9 through the past years.

Collamer - I agree with Scott Taylor - feel something more should be done to be a little less mundane

LoParo - what would you suggest Scott

Petroselli: can you put something that looks like windows on that side?

Wheaton - We could do high windows? faux windows don't really work - 2/3 of the wall is above the cooler section, so theres a lot we could do with that.

Taylor - if the canopy extended to the end and wrapped a few feet- taking the stone around - stone at the corners - bring the stone up higher - because its blank – Having the stone base really breaks that down. Bringing the stone up higher, bc that wall is blank, that's really been discouraged – painted concrete has been disfavored for quite some time.

Wheaton: You're seeing maybe 20 percent of the wall, would like to consult with the client

Reddy - do what they like

Wheaton - we will work with Taylor on this

Alfeiri - as a condition of the approval we are more than happy to work that the north side meets a good aesthetic view

Taylor - the other thing that can be done on the right side to plant a couple of trees - so those at least break up the - facade- since the right side of the building is what will be visible to motorists going south on route 9.

Ashers by the entrance for cigarette disposal.

Will the landscaping flow with Tractor Supply?

Are you repaving the parking lot?

Wheaton -

not proposing to re- pave it was all recently done approx 3 years ago

Taylor –during construction any damage would have to be repaired and restored to make a recommendation for a CO

Collamer - question regarding the sprinklers: I wonder if that decision was driven by the amount of water service there?



In essence, Fire sprinkler is there after the fire starts. My client is spending the extra money to use non-combustible materials. We're looking to prevent the fire in the first place.

Scott: the color on here is going to be brighter, the reproduction is dulling the color. More of a bright tan to complement earth colored tan stone.

Alfeiri - Mr Reddy to come up and provide testimony. You own other Buy Rites at other locations, for this particular site, do you believe the 49 spaces serves the property well and is adequate?

Reddy - have never had even half the parking lot full

MH to provide testimony for the free standing sign

MH - freestanding sign that was previously approved - the applicant did have a sign approved - 16 feet in height and 40 sf - applicant agreed to consult with Scott Taylor on design of that sign. The applicant never constructed that sign, and now the applicant would like to proceed with that.

Alfeiri - we want to maintain that approval

change the free standing signs to reflect the proposed materials -

Collamer was that shown on the previous site plans?

Taylor - yes. It was a prior approval.

Worth - we have to make sure that won't be located in the soon to be proposed utility easement

Petrosilli: is this a one sided sign?

East west, double sided seen from route 9

Taylor - believe it was approved as an internally illuminated sign, and the exterminating of the lights on site would also extend to the sign.

Alfeiri - we have nothing further

Preliminary major site plan with two additional variances: sq footage of signage @196, and 4 signs on side of building.

Is the board ok with the painted concrete, or would they rather see a texture.

Collamer - painted is fine as long as it is broken up

Sneddon - do you want to make a condition as far as the break up of the wall?

Applicant will work with board planner to add modifications and/or plantings to make the presentation of the north side more consistent with the other sides.

Taylor – yes

OPEN MEETING FOR GNERAL PUBLIC FORUM/ AND CLOSE  
(NO ATTENDEES)

ALL IN FAVOR: YES

All in favor of closing :Ayes:

POSSIBLE ROUGH DRAFT RESOLUTION FOR B&D REALTY:

VOTE:

Motion by: Shapiro, Seconded by Collamer

AYES: Beck, Bonamassa, Collamer, Edwards, Lippincott, LoParo, Roche, Shapiro, and Sneddon

Alfieri: One request: could we vote on the resolution today?

Sneddon: This has been a hardship on the owner, I would consult with the Board so we could have a second meeting as soon as possible, and waive the fees for another meeting under the circumstances. If I could get approval from the Board. What's our time frame to notice the public for special meeting. I would say safely ten days.

Yost: "I can draft a resolution, and a special meeting would just consist of the Board voting on the Resolution."

If we continue this meeting, instead of adjourning to approve, does that bypass notifications. I believe so, I don't believe there is a need to renotece.

Mr. Chariman, if you could just announce that the Board will carry this until the next meeting.

RECESS UNTIL WED. DEC 12, 2018 @ 7:00 PM

Meeting continued at 8:40 PM

Respectfully Submitted

Laurie F Clune  
Recording Secretary

LC/nm

