

Planning Board Meeting 8-1-2019

**TOWNSHIP OF OCEAN
Planning Board
August 1, 2019**

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	Nick Bonamassa	Ken Baulderstone
	Shawn Denning, Jr	Donald Lippincott	Ben LoParo
	John Petrosilli		

Members Absent: Paul Kavka, Aaron Shapiro, William T. Sneddon

Professionals Present: Mark Rohmyer, T&M Associates

APPROVAL OF MINUTES:

Robert Beck made a motion to approve the minutes of the July 2, 2019 Regular Meeting, and Nicholas Bonamassa seconded them. Roll Call. (Ayes) Beck, Baulderstone, Bonamassa, Denning, LoParo, Petrosilli , Lippincott

APPROVAL OF BILLS:

Ben LoParo made a motion to approve the bills and Nicholas Bonamassa seconded it. Roll Call (Ayes) LoParo, Bonamassa, Baulderstone, Beck, Denning, Lippincott, Petrosilli,

CORRESPONDENCE: ATTACHED LIST

Planning Board Meeting

RESOLUTIONS:

A: RESOLUTION No. 2019-03-PB

Robert Glennon of 94 Lighthouse Avenue, Waretown; Minor Subdivision for Block 111 Lot 1.01 known as 94 Lighthouse Drive

- Shawn Denning made a motion to accept the resolution Ben LoParo seconded it. Roll Call (Ayes) Denning, LoParo, Boulderstone, Beck, Bonamassa, Lippincott

B: RESOLUTION No. 2019-04-PB, Daniel Collamer of 24 Bay Parkway Waretown; Block 65 Lot(s) 7.01 and 13.01, Minor Subdivision

- Shawn Denning made a motion to accept the resolution, Nicholas Bonamassa seconded it. Roll Call: *(Ayes) Denning, Bonamassa, Boulderstone, Beck, LoParo, Lippincott

INFORMALS

Docket No. 03-19-PB, R. Brett Madden, Esq of 1 Steven Street Tinton Falls
Informal Review for 121 Wells Mills Road Block 52.01, Lot 4

Lippincott: just so you know we don't have legal counsel it's an Informal

I come before the planning board regarding a minor site plan for 121 Wells Mill road. Brief overview of myself and my company I am the owner of Alliance Pest Services, family owned since 1983. We provide residential and commercial services. Our main office is in Tinton Falls, NJ.

I think he should be sworn in.

Carolyn Pagan and I am representing Alliance Pest Svcs: sworn in.

Two satellite offices one in Metuchen and one in Fort Lee. We like having these satellite offices to lessen the drive. The satellite offices are run differently. They are for paperwork and materials. We service a lot of commercial accounts in south jersey: Shop rite, lacey schools, Central Regional schools. About 80% of schools in NJ. We really need a location in south jersey to cut down on the commuting time especially in busy season. We use passenger vehicles, which are fuel efficient. The majority of employees bring the vehicles home. We need an office where they can pick up their paperwork, plus visibility/marketing. We never have any foot traffic. We've been looking down here for several years, found this location, which will be perfect. So we came up with this site plan.

Does anybody have any questions there's really no foot traffic. Our main product is glue boards. This location would be ideal for us next to route 9 and the pkwy. Madden

Looking at your sketch, you're going to have what used to be the garage and an office and an office in another building. Denning

I think it was mislabeled. It's not really an office like a field staff room, not an office. Madden

So that would be ancillary to your location operation even though you may rent. Denning

So the goal is to keep the warehouse and garage areas as ancillary use and also be in the prime office area. Madden

How many employees? Denning

I don't think more than 2 or three

So a warehouse, you're going to be keeping supplies there? Denning

We like to order glue boards on pallets. We'd like to have that location to order products in bulk, and be able to get them. Madden

Which building for storage? Petrosilli

Garage on concrete pad will be storage and the other building offices. Madden

Will anything be kept outside?
No

Do you have any hazardous materials? Petrosilli

We are highly regulated by the DEP, we have to submit letters of what's on site. In 36 years we've never had one violation. They've actually taken videos of our storage to show other operations how things should be stored. We've been in business 36 years and part of that is our efficiency. Madden

Will there be a section for waste products? Petrosilli

Garbage cans? madden
No the materials. Petrosilli

So basically, what we do is if we are on site and we use material, we fill it up and all that stuff is paper/recycling

So they'll be recycling, non hazardous

So you will keep it inside? Petrosilli
Yes. Madden

To clear something up, theres an apartment on the second floor will you be using that?
LoParo

We want to make the second floor go straight back and make it one contiguous building. I'm really trying to make it more aesthetically pleasing. Madden

You just answered my question about the color -

I was told the previous owner had an altercation and painted it that color to anger someone.
Madden

I want to make it look presentable. I really want to do everything the right way and clean up the property and make it look nice. It's an eyesore, we want to clean it up. Madden

No walk-ins? Petrosilli

No

One of the concerns I have regarding the parking lot. You have proposed parking in the rear for 12 cars, it's a bit tight for handicapped parking? Maybe put employee parking in the back, and customers in the front? Do you guys intend to carry the nautical theme of the township, and maybe add sidewalks? Denning

Nautical theme, if that's what's required. Manning

One last point I don't see any proposed street lights. We have an ordinance with acorn lights. Kind of continue the theme down. Id' like to see when we go down 532 that it's continued.
Denning

Boulderstone: I realize the parking will be required for the tenant, because you're going to let out part of the building. We should hear more about that

Talk a little about the actual development we would like to take advantage of the existing there are some non -conforming setbacks, front and rear. When you put the envelope on the side lot, so we'd like to also take advantage of the concrete pad at the rear, there was a building there at one time, and the foundation is good. Again, we think we can make this work because there's not going to be a lot of foot traffic or retail customers coming in the lot. So maybe an idea to swing the handicapped parking to the front, and then four spaces. If we could fit two maybe three, that would be employee parking. Maybe some signage saying employees only beyond this point to discourage anyone from going back there and getting caught. We were also proposing sidewalks along the front, along almost

the whole west side of the front there. I did reach out to the county to try and have an understanding; before we came to you of what they were going to do in the front, unfortunately we didn't hear back from them, but just from walking back there we just want to continue the existing sidewalk that's out there. the sidewalk and curb are right on top of each other right now. We can continue the curb, but that's something the county will tell us. Maybe some plantings. As far as the street lights. We saw the fixtures that are there, certainly this plan wasn't developed to that level, but obviously, lighting, planting. we have to talk to the utilities. If we're going to eliminate that office designation from the garage, we basically take 540 sq feet off the equation, and therefore we need six spaces. So I think we'll be ok, and won't need a parking variance. There will be two garage spaces in that back building, which we probably won't need. We spoke of principal uses, accessory uses, spoke to T&M, got feedback from Jason and Mark. We did have some different ideas how to move forward with the new building. The personnel will come in, grab the stuff, and get out. Is it considered an accessory, I would say so accessory to the front building. Madden

I do like the suggestion making this employee parking. We are trying to take care of that concrete pad because it's in worse shape. Madden

When I was a kid it was a shop, and that pad has been in the elements for many years and looks to be in good shape. Denning

If needed, we would take three feet off of that and make the proposed garage fit that, but I like the idea of employee parking. So the only people parking back there would be those that know how to navigate that spot. Madden

Can you expand on the rental? Petrosilli

The building is way more square footage than I would ever need, or envision in the future. I would like to potentially rent it to a professional like an attorney or accountant who wouldn't have a lot of foot traffic. We are putting a lot of money into the building, we want to rehab the building. It is going to take a lot of work and a lot of money. I think a professional without foot traffic. Madden

That would be my concern, it would be in the best interest to not rent to a business that would have vehicle traffic. Petrosilli

That's my idea. And if we ever had an issue, again a lot of our employee staff have company cars. Madden

Mark, are there any restrictions on rental? Petrosilli

Yes so all the different uses are in the zoning section. Without knowing exactly what he wants to rent to, I can't really say.
It depends on the use. Rohmyer

I would suggest a potential renter go to the zoning officer and go to the board and see that it's a permitted use, and make them get a zoning permit before they rent. That is a procedure I would advocate, and be willing to make a stipulation. Madden

How many sq feet would be rented? Petrosilli

The building now is 1200 sq feet, I don't know how we would divide that up –Carolyn

Well, we don't have secretaries, csrs, that's all in Tinton Falls. .It would really be minor as far as how much.

Have you been in the building? Petrosilli

I have. Madden

You feel confident it can be rehabbed? Structurally? Petrosilli

The beams are in good shape, My plan is to get rid of those two weird sections on top and continue the roof back because there's a lot of disjointed stuff, but structurally, it's ok.
Madden

You will rent the second floor? Petrosilli

No the second floor will be storage.

The access to the building is from front and rear? Petrosilli

I presume.

Because I know the handicapped spot.

If we move that to the front, it would be level, and there's other doors, so three points of egress. Madden

Are you storing flammables? Petrosilli

Not in the building. Madden

No, anywhere? There might be a requirement for a sprinkler system if there are flammable materials. Petrosilli

Just curious, if we do rent it to a professional. Will they be backing out to wells mill?
Denning

No, they will be able to turn around right in the parking lot. Carolyn

The driveway and the aisle width although it looks narrows, it does meet the requirements. Carolyn

I did notice some kind of a pipe that's half buried do you know what it is? Denning

Yes, I spent a lot of money trying to figure out and backtracking. So it looked like at some point they applied for a hookup to the lateral, and the white pipe was ran to put some kind of connecting sewer to the garage. So they never did the connection to the lateral, so the lateral is right on the apron line. Right there. Madden

Actually, back of the property by the chain link fence. Denning

Yes, we dug that and put a test well there, I think there was a leach field there because there's no separate tank. We did soil samples and all the environmental stuff. We think that depression was a leach field because we found no tanks on the property.
Madden

It appears to be an oxygen tank out front Petrosilli

I asked about that. It was a landmark/marker that they wanted to put in.
Madden

There's one in the ground? Petrosilli

Is it movable? Carolyn

No. It is a full size tank but they used it as a landmark for the propeller shop. Madden

If the Board wants it to stay, we'll leave it. If the Board wants it gone, we will move it.
Madden

We'll leave that to your discretion – Denning

And the whole lot will be paved, not stone? Petrosilli

Would you guys be open to maybe some leaf trees or plantings along the roadway, providing the County is ok with it. Depending on what they want, I would like some shade trees there to dress it up. Denning

What Shawn was saying might be a deterrent to getting in and out of that place. People with cars having to look around a tree. Petrosilli

Between 30 and 72" you're not allowed to have any visual disruption, so we would have to follow that guideline, anyway. Carolyn

No, I'm talking about trees, nice and high. Denning

I just am talking about keeping the feel. There's no doubt you're going to want it to look nice. Maybe with the renting, in the final presentation we could limit it to like no retail. Denning

If it's permitted under the Ordinance, I don't think this Board wouldn't be allowed to limit it. Beck

I would kick it back to the Zoning Office, if it is permitted.

If it's allowed on the lot, as a permitted use, it's good. Mark Rohmyer

I don't think we can say that it's contingent upon you renting to certain types of businesses. If it's in the Ordinance, we can't do that. He would have to go to the Zoning Officer and see if it's permitted. Beck

I wouldn't want anything to have a negative impact on me, so I understand. I'd be willing to stipulate an ok with the Zoning Officer and put the power back in her hands. Madden

The thing is it all goes by zoning, and you're not going to have a lot of parking. Lippincott

What you could do, Title 39 that you allow on your property, so if someone's parking in the fire zone, etc that would go to the Police Department.

Well, you would submit the site plan, and show it to the Police and Fire, to be sure there's appropriate ingress and egress. The Fire Department would want to look at it to be sure the fire truck could get in and get a hose out, etc. Beck

No, I'm saying maybe to help Shawn out a little bit with his concerns, if we have the property owner's permission and we write it into the Resolution Title 39, because there are properties in town that my Enforcement capabilities are limited because we can't enforce because it's private property. Laurie Clune

So: if you want to have the police come in and tow someone, you'd have to go through the right procedures to have them come and tow it. Beck

Whatever the Board finds reasonable. Madden

Laurie has a good idea, really. Lippincott

You'll obviously have to comply with those general commissions like the boundaries on the graphics. Beck

Those are just notes on the survey, general notes; they're just giving you information – Carolyn

Well, presumably you're going to get answers to those things? You don't care if it's in a flood zone, or wetlands? Beck

Basically, we're just saying all underground improvements aren't shown. The reason this is done is because it's probably not going to impact the property. Carolyn

What do you propose to do with all the water. Right now it's a sandlot but you're about to cover it with impervious surface. There's obviously no area to mitigate it yourself. Denning

I actually spoke to T&M about that, so by the state's standards we are ok, That location is major development. However, we are aware that we are increasing/doubling the impervious coverage. Mr Worth and Mr Royhmeyer suggested a drywell underground just to recharge some of it. Carolyn

I believe there's a storm drain west of the property Denning

As far as the County, they will want to know how we are impacting the County's drain system. If we can show that we will offset, and the whole thing will be graded. Normally you don't want to do that with a clay or shale, but it shouldn't be a problem here. Carolyn

There are areas where there is a lot of clay. Beck

Greenbriar has an awful lot of clay. It doesn't drain. Beck

I'm in storm water for twenty something years, so I'm aware. Carolyn

I walked it and it appears very sandy from the surface, but you're right, we don't know what's underneath. Carolyn

Taking a look at the application as a whole it appears only C variances would be required stuff like setbacks for the existing building and the proposed, as well. Some design waivers would be required, such as a buffer of 10 feet would be required and they're showing 7 feet. We'd also need a design waiver for the 12 foot drive aisle where 24 would be required. The buffers are supposed to be landscaped. These are things to keep

in mind, and we would assume that all lighting, signage and landscaping would meet the Township code. Rohmyer

They would have to appear before us for all that? Loparo

You guys could grant C variances the planning board could approve site plan. There's no use variance as presenting unless they presented different use for the rental. If they wanted approval for that, they would have to go to the Zoning Board for that.

Ok, so approvals from the county? LoParo

We wanted your feedback, and we will take your feedback and resubmit a site plan and a new application, and simultaneously with the County.

Will you re- present next month? LoParo

My goal is September. We'd like to get this back to T&M for their approval, and the Zoning Officer.

Do they have a deadline to get on the agenda for next month? LoParo

Noticing. Getting it to my office in time to get it to T&M. Once we get their completeness letter, they can notice. So youre talking 2 and a half weeks. Laurie Clune

So, we will see you next month? LoParo

How long for the County to approve? loParo

The County meets twice a month. AS long as you give them a few days before the meeting, it is fine. We shouldn't have too much of a delay there. They don't need noticing and stuff, so we don't have that extra ten days. They just deem it complete.

I have no problem at all with the small changes, at all I think it would be good for Waretown. LoParo

We can do our review and make our approval subject to Ocean County planning board approval. Rohmyer

I appreciate Laurie's feedback.

Like Shawn brought up, we are a tree city, if you can get some trees in there, it would be good. Lippincott

Trees are low maintenance. Denning

We might be able to get you your trees for free. We have to put 200 trees in town, some sort of a grant. So we might be able to coordinate with you on that. LoParo

The only thing, again, I know it's an informal but I see someone in the audience. Would you like to comment? Lippincott

If we change the employee parking to the rear, are you ok with the 12 footer? Carolyn

I'd have to look, did you say that we were going to eliminate any of that office space? Rohmyer

Yes, we are eliminating 500 sq feet.

If you have the required number of spaces that would be up to the board members if they want to designate certain spots for traffic flow. Rohmyer

The 12 feet is not ideal, it is a little tight. But it's not up to me, it's up to the Board. They would grant the design waiver for anything less than 24'.

The sidewalk around the building is five feet wide, if you just chop that at the end it would give you 17 feet. I'm sure your employees are pretty agile, but. Denning

Handicapped parking, I could get three in the front and three in the back. So if we get rid of the sidewalk...good idea. Carolyn

- **OPEN TO THE PUBLIC**
- **CLOSE TO THE PUBLIC**
- **ADJOURN AT 7:49PM**

NEXT MEETING SEPTEMBER 5, 2019

Respectfully Submitted

Laurie Clune
Recording Secretary
LC/nm

