

Planning Board Meeting 9-5-2019

**TOWNSHIP OF OCEAN
Planning Board
September 5, 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	William T. Sneddon	

Members Absent: Paul Kavka, Aaron Shapiro,

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

APPROVAL OF MINUTES:

Robert Beck made a motion to approve the minutes of the August Regular Meeting, and Sean Denning seconded them. Roll Call. (Ayes) Beck, Denning, Baulderstone,, Bonamassa, , Petrosilli , Lippincott

APPROVAL OF BILLS:

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

CORRESPONDENCE: ATTACHED LIST

Planning Board Meeting

RESOLUTIONS:

NONE

INFORMALS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS: DOCKET NO: 04-19-PB, R. Brett Madden, Esq. CEO Alliance Pest Services, Block 52.01 Lot 4 Pre/Final Major Site Plan

Steve Yost: since we have people on the board who are relatively new, I want to make a statement that although this was presented at an informal last month, so none of that is binding, and none of that information can be used when making a decision tonight. So when you listen to the application tonight, you can only use the information presented to you tonight, when making your decision. I just thought that was important to bring up.

Richard Brett Madden, owner of Pest Services.

Let's swear in the witnesses:

Tim Lurie,: Licensed Engineer for the state of NJ
Bachelors and Masters from Stevens Institute, been an engineer for over 20 years, and presented in front of many Boards in Ocean County, particularly Monmouth and Freehold; this is the first time I'm presenting in front of your Board.

Brett Madden: Owner

Lippincott: would you like to make a presentation

My name is Richard Brett Madden, owner of Alliance Pest Services. I come before the board tonight for final site plan approval for block 52.01 lot 4 as shown on the official tax map located at 121 wells mill road. Specifically I am seeking to renovate and complete the second story footprint located on subject property. The renovated property will include two units, an addition, construction of a storage garage on existing concrete pad.

Background info: alliance is family owned. We provide coverage for entire state of NJ. Commercial and residential. We have three offices, Tinton Falls is our main office, the others are satellite offices. This one would be a satellite office. We have satellite offices to cut down on driving times, the satellite offices aren't staffed like the main office. The vehicles are small, the

majority of the staff takes the vehicles home at night. We don't have any foot traffic. I anticipate 1 or 2 employees here, we will occupy half and rent the other half. We anticipate 8:30-5 operating hours. Our deliveries go to the Tinton Falls office. The accessory garage is to park vehicles and equipment, store materials, pesticide supplies. We don't anticipate using parking overnight. We anticipate trash to be kept inside, and brought out, and back in; so it will not be left outside. If anyone has any questions, I will hand over to Tim for technical aspect of things.

Tim: the property zone as block 52.01 lot 4 located in the C1 zone, the existing parcel is an existing 1 and a half story building along wells mill road with an existing concrete pad .located in the rear. We are proposing to add a second story to the existing building which is a 1200 square ft building. And proposing to add the accessory structure garage which is 1440 sq ft on existing concrete pad that's out there now the pad out there now is a little bigger, so this blueprint will tie in the existing pad that's out there now.

Mr. Laurie: you're representing this map over here can we mark that A1 for identification?

A1 is a combination of the site plan the existing plan, we do have some handouts if you'd like them, also

We also have the architectural plans along with the application,

We will mark architectural plan A2

We have 1200 sq ft building we will mark as A3 and the accessory garage A4.

So marked.

The site is located in C1 zone and these are approved use for the zone the bulk requirement of the zone minimum out width is 100 ft and we have 100 ft wide or frontage in addition the minimum lot area is 30k sq feet on your end, so this site is only 10000 sq ft, so we have a variance as requested as a result as this being an undersized lot

Front yard setback per zone is 40 ft we actually have currently from the property line is 18.3 feet and conversations with county wants us to match existing curbline that's out there, so therefore the front setback goes to 12.3 feet for the zone that's a variance as well. In addition side setback in your zone is 10 feet, we currently have 5 feet on the edge of the existing 1200 sq ft building as it exists today. In addition, the rear setback is 25 feet we have 41/42 feet to the rear yard setback of the main building. The accessory building located in rear of property meets 40' setback of front yard, but the side is 6' which is the existing concrete pad. Additionally rear setback of 7' which exists today. In addition we are requesting a waiver design waiver because the township code requires a 10' buffer alongside setback line we are proposing 6'. In addition we have the site layout with three parking spots located as you come in off of wells mil one handicap spot a handicap island, access way which leads to front entry of site, in addition we have 15' for additional 3 parking spots located in the rear of the building which is noted as employee only; and we will have proper signage so everyone knows that's employee paring in the rear.

In addition we will regrade the site so there are recharged trenches at the rear of the property all the draining of the pavement which grades towards this recharged trench which is a 36" pipe in a stone trench webbing and curb cuts which allow for the rainwater to enter into this trench system, and we designed this trench system to hold two 10 yr storms, so there's no release of water and for 100 yr storm we are only going to release 2ccs out of this. So it basically holds the entire storms. In addition we are proposing a drywell which is designed to handle this roof which will be a 24" pipe which will handle the runoff from the roof to be sure there's no additional runoff onto the property.

In addition we are providing landscaping along the rear of the property and also going to extend the sidewalk along the frontage, two handicap ramps additionally some plantings screening from the parking lots in the front of building to the roadway. We are proposing overhang lights over the doorways in the accessory structure which will provide adequate lighting toward the parking area.

According to the Board Engineer's letter to cover every item:

Page four of our letter talks about item 2 and 3 bulk requirements of the site and talks about the variances we will need for this site. I will give justifications for this.

In addition on sheet 5 talks about the buffer along the edge of the property, and also a waiver for the 24' driveway which we put down to I believe 15 or 16 feet. To get into the three additional spots.

In addition the six spots meets the requirements for one parking space per 200 sq ft. that does not include the second story of this building as that will be mostly storage. It is based off the 1200 squ ft.

Worth: So as per the testimony, there will be no retail foot traffic

Madden: we are looking at renting to a professional, and with regard to renting, I said I would send it back to the zoning official to get her approval for the use. Our thought process is s licensed professional.

In addition the handicap ramps note the have to be in compliance with ADA standards, we will also give notes that no outdoor storage of materials will be permitted. Item 6 access of parking previously discussed by the owner about refuse, trash, recycling, etc. trash will be inside. There is a low volume of trash, maybe one can a week, and a private hauler will come remove the can.

Worth: no loading zone or loading zone? Will that be done internal at the accessory structure. Are there supplies inside that accessory structure? I know there's a bay. You mentioned possible overnight parking either in the building or parking lot.

Madden: there's occasions where we have one service vehicle that can't be taken home or its getting worked on. Typically it's more cost effective for us to have the employees take the service vehicles home. As a general rule, we don't leave vehicles there

Worth: so there could be one?

Yes. I don't want to say zero and then have one vehicle there, and have you upset with us. However if that happened, we'd like to keep in the garage.

Petrosilli: what types of vehicles bring supplies?

Madden : typically the deliveries go to Fort Lee, so they would be coming in regular size vehicles.

Petrosilli: no pallets?

Madden: we would off load those in Tinton falls

Petrosilli: so nothing of that size?

Madden: absolutely not. No pallets or drums

Petrosilli: 55 gallon drums?

Madden: no, sir

Petrosilli: as far as the type of material you are going to use?

Madden: glue boards would be something. You put out a sticky trap for rodents, insect monitors

Petrosilli: no liquids?

Madden: there's going to be liquids: gels, liquids, granules, blue boards...there's various different things that we utilize for pest control services. Just so you know, all that stuff, we are regulated; we have been in business over 36 years and never had any incidents. We are regulated by the DEP

Petrosilli: so there is some hazard?

Madden: well, I don't really know how to answer that: yes, but no, we are regulated by the DEP how we store, dispose of, etc.

Petrosilli: how is that material disposed of you have containers

Madden: how we do it is according to the DEP you can triple wash the container and dispose of the containers in the recycle bins on premise.

Petrosilli: into the storm drains, into the drains into the building

Madden: if you use a liquid you have a sprayer, so if it's a gallon, you mix half a gallon and pour it into the canister

Petrosilli: so what happens to the residue: its poured down the drain

Madden: no sir, nothing is poured down the drain. Anything in the spray canister is used.

Petrosilli: when you wash it out, where does the waste go?

Madden: what happens is I come to your house to do a treatment. So I know im going to use this material. As I fill up I rinse and pout into my canister, now once you've rinsed it out three times, put water in three times, you can throw in the recycling. Nothing is external. Nothing goes anyway.

Petrosilli: at the end of the usage, that container is empty

Madden: yes, and then we put it into the recycling container

Worth: no outdoor recycling container?

Madden: no. You can recycle. Its just recyclable material pursuant to the DEP

Petrosilli: so you'll be putting these materials out for the township recycle day?

Yost: private trash collection

Petrosilli private? Oh, ok.

Yost: yes the materials are hazardous materials, but they are regulated by the dep and you intend to conform to the dep if not,k you deal with Trenton

Worth: you can provide the permits etc from the dep

Madden: yes

Worth: how about a spill?

Madden: no. there's a whole protocol. We have spill containers which is a whole process, spill absorbent material, every vehicle equipped. Again, all regulated by the DEP. Every year we submit an annual to the fire dept so they know exactly what's on site. Again, we've been doing this for over 36 hears, and we've never had any issues

Petrosilli: Jason: does the building need to be marked?

Madden: that's the annual letter.

Petrosilli: but is it marked

Madden: yes, we keep an inventory list running inventory of exactly what's in the room

Petrosilli: but there's placards

Madden: yes

Worth: so if someone goes in there its clearly labeled. My question was do you have roll up doors, nothing getting rolled out of the building into the drain?

Madden:

NO

In Tinton falls, we have service kits. We never even have raw material our. They go from a chemical room to a service kit to the vehicle. It comes back to the chemical room. Its always contained. There's never any product left out. It just comes back to efficiency to us, if we are inefficient with our materials it's not good.

Yost: I know everything is contained. Approximately at any time, how much liquid substance would be stored in the building?

Madden: we don't order mass amounts, we order by use. We might have a couple of gallons, but it depends on season; its variable

Lippincott: my point is there's not 20 or 30 gallon drums

Madden: no, what happens is as soon as a product works, within a year they take it off the market. And the stuff we can use anymore as licensed professionals is so highly regulated

Lippincott: so the dep comes out on a yearly basis or something?

Madden: yes they do, and if there is an issue, we get a fine. Which is something we don't want. For us it's all about efficiency.

Do those pickups and deliveries for trash occur during business hours?

Madden: in tinton falls, we are on a normal schedule. We put the trash out, and they come pick it up.

Because we have some residents close by and we want to avoid 3am backup sounds

Madden: we will figure that out

I can handle that. You don't want something late at night.

Worth: during normal working hours 7 am to 7 pm or something

Petrosilli: is there going to be an emergency exit? Or a rear one?

Worth: they might but that's dictated by the DEP I would think they would.

Probably right on the side there. We will need to comply with their needs.

Petrosilli: your drawing shows a door on the east side of the building, but your diagram doesn't show that, does it?

Madden: that was just a rendering

Petrosilli: so this side ramp you're looking at is what your doing?

Madden: that's the main building

Petrosilli: but you're showing a door on the east side on this drawing here? That's not a door?

Worth: and there will be a door on the south side as well.

Yost: shall we have that rendering as an exhibit?

It's marked as A3

I can review any calculations with the board engineer.

Worth: the site in its total is less than a quarter than acre. And there's not that much in size that's impervious, so by the states standard theres no actual infrastructure involved. One question: you're obviously tying the main building into that drain, and the accessory structure, too?

We will provide soil borings and infiltration rate

Worth; and we mentioned the retaining wall is purely essentially aesthetic, not structural

It's one foot and one foot eight feet at the rear of the property to allow the grading to drain into the recharge area

Worth: and the overflow is down at the roadway

That is correct.

Worth : ok, thank you.

Additional landscaping and lighting, we can address lighting to the board professional on the lighting. One question is still a light onto the neighbor's property, we would like to reduce that. Hours of operation, we could provide some exterior lighting late at night to satisfy that condition.

Petrosilli: acorn lights on front?

We propose two of them along the frontage of the site and we will work with the board professionals on the exact details. We will comply with all four of those requirements. All outside agency approvals, we are in the process with Ocean county soils, and the ocean county planning board, and any other approvals we will need.

Where are the bollards located (petrosilli)

Along the edge of this building to provide for cars that will be backing up not to hit the building

Petrosilli: any parking alongside the existing?

No, the parking spaces on the west, and three employee in back.

Worth: one thing I noticed is the two overhead doors and the one regular entranceway. The layout on the site plan you have the curbed parking space if you will along the right side of the building. Will that curb go to encompass both doorways?

It should encompass both

I just don't want a car parking there and being in the way of the door. Worth That's one thing to double check.

Petrosilli: whole property will be new asphalt?

Yes

Striping, stop signs

Worth: fire lane? Striped, clearly delineated no parking

We will submit plans with fire, police, as far as the additional approvals

Petrosilli: do we need a letter from the fire department indicating they're ok with this

Worth: we will want to make sure that the fire dept feels the access is adequate for them to perform their emergency services

Petrosilli: will they require sprinklers in that storage building

They may. That will end up being a construction code issue.

Worth: no offices or occupied space, there is a bathroom, but no other occupied spaces. That will come from fire sub code

Pet: code will decide if they need a standpoint connection to the fire dept

Worth: yes

Yost; Mr Laurie It looks like the application has 4 C variances, also a bulk variance and a variance for the access driveway between the two buildings, all of which are caused by the existing structures on property could you address the issue as to whether the variances sought could be granted without substantial detriment to the public good and without detriment to the township zoning ordinances.

Laurie; minimal lot size is a variance, front yard, variance, back and side. This property they all fall under C1 hardship variance. Its small and unique compared to zone sized. We still much lower on building coverage for this site, so we have the zone coverage of 40% on this site vs 48% so as a result of the unique conditions of this configuration, these variances, and splitting up the parking; the variances could be granted without detriment to the public good or malcontent of the zoning planners.

Yost: thank you.

Taylor: We did have an opportunity to prepare a report for this. We went over a few things with the applicant before, and we can share a few of those comments:

The applicant does propose one tree, technically two would be required. Due to the location I don't believe there is room for a second tree. We would be in support of a waiver for that. Invasive species that can be moved into other locations. The applicant had agreed to take care of that. We noted that they had previously agreed that they would not apply their lighting that's within our ordinance. In terms of the architecture plans, we had a few suggestions because the building is very close to the road. Some minor modifications first that an Aztec band board similar to the apartments across the street. That between the two floors they run an Aztec band board to help break up the facade around front and rear. Also a small louver in the peak, purely decorative, and very inexpensive. The other thing is they have two tenant signs, so we suggested they sort of spread those out and put them over each of those windows. Also because the building is relatively flat roof, cutting a small section of shed roof over front and side door. Side door is the main entrance, so we thought a little overhang because it is so close to the roadway would be a simple addition. The applicant expressed willingness to make those changes. Both building will be painted to match, complementary. So with existing conditions I think it meets design standards with these changes. We did note there is a bathroom in the storage section, so if that were rented out it would trigger a variance. That any potential approval of the board contain an approval that the space not be rented out.

The last was and Mr Worth touched on this: we are very constrained bc of existing utilities and bc they're doing recharge trenches, there is no room to do the required buffering mainly along

the western side from the parking, so the suggestion was they need to replace that fence and I think the first part of the fence on the west part up to the of the building, perhaps should be a 4' h Vinyl fence. Create a headlight screen, and you don't see the cars parked in there. To satisfy the ordinance.

I think that's sufficient, the remainder of the chain link fence is still in god condition.

Yost: are you agreeable?

Laurie: yes sir

Petrosilli: garage and storage will be heated?

Laurie: yes

Petrosilli: the main structure will be heated? The mechanicals will be upstairs?

Laurie: I imagine downstairs.

Beck: Can you address the site lines ingress and egress? Looks like it's going to be curved, so you pull out and have a better site line.

We did provide for a curb raise, so we will have proper site distances.

Worth: tenant A, or tenant B? and there's no wall signage proposed. The one thing with breaking up the signage, the code allows up to 5% of that front wall to be used, so having two signs would work.

Beck: vote on the waivers before you vote on the actual denial or approval.

Lippicott open to public:

Sneddon made a motion to open for public comment, Baulderstone seconded it.

All in favor

No public comments

Sneddon made a motion to close public comment, Baulderstone seconded it.

All in favor

Yost: Mr Beck has suggested we vote separately on the waivers, first. So I ask the chair to make a motion on that.

Lippincott: **Motion to approve waivers:**

Beck made a motion to approve the waivers, LoParo seconded it.

Beck, LoParo, Boulderstone, Bonamassa, Sneddon, Petrosilli, Lippincott

Motion to approve Docket: Sneddon made a motion to approve, LoParo seconded it.

Sneddon, LoParo, Boulderstone, Beck, Bonamassa, Petrosilli, Lippincott

MOTION TO CLOSE:

ALL IN FAVOR

Meeting adjourned at 7:58 pm

NEXT REGULAR MEETING: OCTOBER 3, 2019