

Planning Board Meeting 04/04/2024

TOWNSHIP OF OCEAN

Planning Board

April 4, 2024

6:00P.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; Chairman Donald Lippincott called the meeting to order.

ROLL CALL

Members Present: Robert G. Beck, Nicholas Bonamassa, Ralph Dawes, Anthony DeCondo, Lydia Dodd, Donald Lippincott, Dr. Benjamin LoParo, Peter Nese,

Members Absent: John Petrosilli, Aaron Shapiro

PROFESSIONALS PRESENT:

Steven H. Yost, Haines & Yost

Steve Schreiber, T&M Associates

Scott Taylor, Taylor Design Group

APPROVAL OF MINUTES – Regular meeting minutes & Re-Org meeting minutes of January 4, 2024.

- Mr. Beck motioned to approve minutes, seconded by Mr. Nese. All in favor.

Mr. Dawes abstained from voting.

APPROVAL OF BILLS – Attached.

- Mr. Dawes motioned to approve bills, seconded by Mr. Beck. All in favor.

CORRESPONDENCES:

- List attached.

INFORMALS: NONE

OLD BUSINESS: NONE

RESOLUTIONS: NONE

MOTION TO ALLOW ATTORNEY TO STEP IN AS CHAIRMAN:

- Ms. Dodd motioned to accept, seconded by Mr. Beck. All in favor.

NEW BUSINESS:

b.) Docket # 01-24-PB 123 Wells Mills Road LLC, 123 Wells Mills Road Block 52.01 Lot 4 & 5 Major Site Plan.

Engineer, Mr. Timothy Lourie steps forward as a licensed engineer in the state of New Jersey. Mr. Richard Brett Madden, applicant, steps forward and states he is the owner of 121 and 123 Wells Mills Road. He is here tonight for an amended preliminary / final site plan approval for adding additional parking spots on 123 Wells Mills Road and consolidating lots 4 and 5 into one lot. Mr. Madden stated the additional parking would be for the ability to rent the four office units individually with the possible to rent the accessory garage separately if any of the tenants do not find the need of said garage space.

Exhibit A1 – Site Plan

Mr. Lourie stated, we are proposing to make the two story leasable space, that brings it up to 2,400 sq. ft. and the accessory building is staying the same as a garage. Mr. Lourie stated they are proposing to add 20 parking spaces on the 2nd lot and consolidate it all into one lot. In addition, to add a dumpster at the rear of the property. The variances that we are requesting tonight are lot area, where 30,000 sq. ft. is required and we are proposing 23.95', Front yard setback, where 40' is required and we have 10.92', Side yard setback where 20' is required and we have 4.91', and Rear yard setback where 25' is required and we are proposing 6.11'.

The applicant is requesting design waivers for the distance for the traffic lane where 24' is required and existing is 15'. Relocating the handicap spot to the rear of the building, closest to the doorway. The applicant is now proposing two handicap spots; with a striped island, these spots are already 9' in width, which the applicant is leaving.

Mr. Lourie discusses that the handicap ramp is located at the front of the building, the doorway is located in the center of the building, and we are proposing to stripe a 5' aisle pathway. In addition, there is another design waiver for illumination of the parking lot, we can eliminate that and we can meet that requirement.

Mr. Lourie states another design waiver is it is required to have 25' from parking lot to the rear property line and we currently have 15' because we have drainage along the front. We are going to have dedication from the county along the frontage as well. There is currently a 4' H chain link fence that belongs to the school in the rear of the property, the professional letters proposed board on board fence along the sides, we will also propose another board on board fence in the rear of the property and also at the beginning of the accessory structure.

Mr. Lourie stated in addition the site grades to the rear of the property to the road. It is about less than a 2% slope. Water will flow to a re charge trench. Mr. Lourie stated we have landscaping for the proposed site; we would like to extend that river stone to make it go into the trench and to add a hedgerow of bushes along the front to break the car lights.

Mr. Lourie stated the office would remain open while we are under construction. In addition, we agree all the comments in the review letters. In Mr. Taylor's review letter, one item discussed was irrigation, the applicant currently has an irrigation landscaping company that comes in and maintains the property, they will be involved in this project as well. In addition, we will plant street trees along the frontage of Wells Mills Road.

Mr. Taylor discusses that the applicant has agreed to comply with all comments in the review letter, with agreement to the irrigation. Mr. Taylor inquired if the prior pest control use is that no longer on site. Mr. Madden noted it is to remain. Mr. Taylor noted the western side yard, you have a 6'H fence; it looks like it extends all the way up to the property line. Mr. Taylor suggests a 4'H fence in the front yard because there is a driveway immediately adjacent to that, a 4'H fence may even reduce visibility. Mr. Taylor suggests the applicant and the engineer offices get together and figure out what reasonable site triangle can go in there and do so. Mr. Lourie agrees.

Mr. Schreiber inquired about the need for 22 parking spaces. Mr. Lourie stated that depending on who the tenant is, if they have their own work vehicles on site or if customers come in and out, we went on the high side of the parking spaces. Mr. Lourie stated they are still below the storm water criteria.

Mr. Schreiber discusses the drive aisle at the middle of the site which indicates for two-way traffic, required is 24' wide and it is proposed to be 22' wide. Mr. Lourie noted instead of removing all the curb back to the road we are just removing the curb at the back of the spaces which would create the 22' wide and we are requesting a waiver for the other 2'.

Mr. Schreiber discusses that the applicant will meet the sidewalk requirements, the ADA ramp will be marked up on the plan when resubmitted, soil boring details will be provided, and they will be consolidating the lots by deed. Mr. Lourie agrees, that is correct.

Mr. Dawes inquired about lighting; Mr. Lourie noted that lights would be on from 530 to 11 and down to security lighting around the parking lot.

MOTION TO APPROVE WAIVERS:

- Mr. Beck motioned to approve waivers, seconded by Mr. Nese.

ROLL CALL

Mr. Beck – Yes, Mr. Nese – Yes, Mr. Bonamassa – Yes, Mr. Dawes – Yes, Mr. DeCondo – Yes, Ms. Dodd – Yes, Dr. LoParo – Yes, Mr. Lippincott – Yes

OPEN TO PUBLIC

- Mr. DeCondo motioned to open to the public, seconded by Ms. Dodd. All in favor.

No one from the public spoke

CLOSED TO PUBLIC

- Mr. DeCondo motioned to close to the public, seconded by Mr. Bonamassa. All in favor

MOTION TO APPROVE:

- Mr. Dawes motioned to approve, seconded by Mr. Beck.

ROLL CALL

Mr. Dawes – Yes, Mr. Beck – Yes, Mr. Bonamassa – Yes, Mr. DeCondo – Yes, Ms. Dodd – Yes, Dr. LoParo – Yes, Mr. Nese – Yes, Mr. Lippincott – Yes

Chairman Mr. Lippincott steps down and Mr. Yost steps forward as Chairman.

a.) Docket # 07-23-PB Garden State Laboratories, Inc. 54 Main Street Block 202 Lot 1.01, Pre/Final Major Site Plan and Design & Completeness Waivers.

Jan Wouters represents applicant, Garden State Laboratories. Garden State Laboratories is a facility that tests drinking water, wastewater, etc. The address in question is 54 Main Street. Applicant is seeking preliminary and final site plan approval to construct a 1,968 sq. ft. gravel / stone parking lot along the Atlantic Avenue side of the property. The property currently contains a one story commercial building. Nothing is being proposed for changing the existing structure.

Donna Bullock from Morgan Engineering steps forward as applicant's engineer. Ms. Bullock starts with the completeness waivers that they are requesting.

- 1.) Key Map, at scale of one inch equals 1,000; applicant is providing 500, which provides a better view of the street area.
- 2.) Existing one-foot interval contours, applicant proposed contours of 25' overlap. Site is already fully developed.
- 3.) All existing streets, watercourses floodplains, floodways, and flood areas within the proposed site and with 200'. Ms. Bullock stated that there are no environmentally sensitive areas on site.
- 4.) The boundaries, nature and extent of wooded areas. Ms. Bullock stated, the site is currently not wooded and no major trees on site.
- 5.) The location, direction of illumination, height, intensity and hours of lighting. There is an existing building; putting lights within the parking lots might affect adjacent property owners or traffic.
- 6.) The location of driveways within 100 feet of site boundaries. Ms. Bullock stated, the located driveway on the adjacent property is a shared common drive between the two properties.

Mr. Nese inquired if there are any employees that stay after hours, and a need for lighting would be necessary. Mr. Wouters stated the need for lighting is not necessary as the hours of operations are 8 to 5. Mr. Wouters also stated if the board would prefer some lighting, the applicant will look into putting the appropriate lighting up.

Mr. Dawes noted that lighting would provide safety for employees that exceed the regular hours of business. Mr. Wouters agreed and would confer with the engineers to come up with the correct lighting.

Ms. Dodd stated there are streetlights off Atlantic Avenue currently. Dr. LoParo noted that the board does not want to disturb the neighbors with lighting. Mr. Beck inquired about a light with a timer.

Mr. Wouters stated they could do a timer based down flow lighting attached to the building. Ms. Bullock noted they could put lighting on the wall side of that side of the building that would be on a timer. Mr. Taylor suggests one over the front door and two on the side would be enough. The applicant agreed.

MOTION TO APPROVE COMPLETENESS WAIVER REQUEST:

- Dr. LoParo motioned to approve the completeness waiver request, seconded by Mr. Beck, All in favor.

Ms. Bullock discusses the existing conditions of the site. That it is a corner lot of Atlantic Ave and Main Street, with an existing building that has an asphalt parking area with a shared drive. In the front area, there is a concrete walkway and a handicap ramp. In the rear, there is a covered patio, HVAC system and a generator. There is also a shed in the rear of the property as well. Current utilities include both public water and sewer services. About drainage, the south part of the property drains west towards Main Street then drains to the rear then to the north side of Atlantic Ave.

The applicant is proposing a stone / gravel parking spaces off Atlantic Avenue. We are proposing to have 11 stone parking spaces adjacent to the south side of Atlantic Avenue. There will be nine 9' x 18' spaces, the two closest to the intersection; we are requesting a waiver as those two spaces are 8' x 18'. In the front there is an asphalt parking area, we want to stripe it to show a conforming four stalls, one handicap with loading zone and three 9' x 18' parking stalls with striping for stop sign, signage for handicap, and pavement markings for egress and exits. The proposed parking for the business is one space for every 200 sq. ft.

Ms. Bullock stated concerning landscaping, they are looking into something along the face of the building to enhance the area.

Exhibit A1 – Sheet plan.

Ms. Bullock reviews the letter from T&M. Below are the design waivers associated with the property.

Design Waivers

1. All off-street parking area of five or more spaces shall be surfaced with asphalt. The applicant is currently using the side of the property for parking and the conditions of the existing parking area is stone and sand. Ms. Bullock stated it is already compacted so as far as storm water, by putting gravel it will not increase the run off.
2. Off-street parking and loading areas shall be designed to prevent the maneuvering of vehicles into or out of the parking or loading spaces within any portion of the street. Ms. Bullock stated there is already asphalt within the shoulder of the roadway; the maneuverability will be that people will pull in the way they do now and back out and be on their way.

3. All entrance and exit driveways shall be located to afford maximum safety and minimum disruption of traffic on the street. Ms. Bullock noted that they are working with the current site conditions.
4. Any proposed entrance and exit drives must be minimum of 24' in width. Ms. Bullock noted they are proposing 18'. However, it is a shared driveway and anyone can come and go as they please, we still have cross access from when people enter and or exit the site.
5. A parking area shall be illuminated if used after sunset. Ms. Bullock stated they are no longer requesting this waiver for site lighting as previously discussed.
6. Off-street parking spaces shall have a minimum width of 8 ½ feet and shall be allocated at least 350 sq. ft. per space. Ms. Bullock noted they are asking for 8' x 18' instead of 8 ½'. Ms. Bullock noted that they wanted to keep as much space between the intersections. The distance from the intersection needs to be more than 25' and we are proposing 25'.
7. Paved off-street parking areas must be clearly marked or delineated. Ms. Bullock stated they are proposing stone and gravel so they will not be able to delineate however, they will be able to put wheel stops.

Sidewalk and Curb

1. Ms. Bullock stated they are requesting a waiver from sidewalks and curbs as most of Atlantic Ave and the area along Main Street to the southeast is open space and putting sidewalks in would not be feasible.

Buffer

1. A 10' buffer is required, Ms. Bullock noted they would like to provide these buffers and not ask for a waiver. Ms. Bullock also stated they would like to put up a fence to the east of the property line.

Ms. Bullock noted there are no variances being requested for this application.

Off-Street Parking and Loading

1. Ms. Bullock noted they are complying with the parking requirements of 1 parking space per 200 sq. ft.
2. The applicant has already provided testimony for the need to have stone / gravel in lieu of asphalt.
3. The applicant provided testimony for parking and maneuvering off Atlantic Avenue.
4. The applicant will discuss with the engineers about traffic flow.
5. The applicant provided testimony about sidewalks.
6. The applicant will provide elevations for the handicap ramps to make sure they are compliant.
7. The applicant stated they would add bumper stalls and or blocks for parking off Atlantic Avenue.

Landscaping Lighting and Signage

1. The applicant will provide lighting and will be discussed with the engineers and landscape architects.
2. The applicant stated that there is no signage proposed for this application

3. The applicant provided testimony on how they will be providing a fence, which will provide privacy to adjacent residential properties.

Miscellaneous / Construction Details

1. The applicant provided testimony on why they proposed gravel instead of pavement.
2. The applicant agrees to provide details of the composite of the thickness for the crushed stone in the parking lot.
3. Ms. Bullock provided testimony that the lack of walkways is because it is a small site.
4. Ms. Bullock stated they would comply with the handicap parking striping.
5. Sheet plan has been provided as exhibit.
6. The applicant complies with all fees required by the township.

Dr. LoParo inquired about where they are storing their recycling / trash. Mr. Wouters stated, there would be no change the town services picks up their trashcans. Dr. LoParo noted the town is not supposed to pick up commercial garbage. Dr. LoParo suggests reaching out to an independent company to pick up the trash separately. The applicant agrees.

Dr. LoParo also suggests having a designated area of the property for pick up and to place the trash, maybe even putting a fence around it to keep it neat. The applicant agrees.

The board discusses head on parking and backing up onto a residential street.

Mr. Taylor inquired if they are proposing to irrigate the site. Ms. Bullock stated no. Dr. LoParo inquired about the North West corner and what kind of tree will be going there. Mr. Taylor stated it is a crepe myrtle, which is a high branch tree. Mr. Taylor also suggest that the site triangle is to be shown on the landscaping plan so we can make sure that no trees are planted within the site triangle. Applicant agrees. Mr. Taylor also suggests the fence line along the eastern property line, that it should be stopped several feet short of Atlantic Ave so that the first car backing up does not have a blind back out movement onto Atlantic. Mr. Wouters agrees.

Mr. Schreiber noted the off-street parking and loading comment about striping of Atlantic, that the applicant will discuss with the engineers if it is needed. The applicant agrees.

Mr. Taylor also inquired about the fridge on the back porch, inquired if there are samples that are stored outside. Ms. Ercoliani stated they have samples that are stored there to be returned to clients. Ms. Ercoliani also noted that there is both a refrigerator and freezer.

OPEN TO PUBLIC

- Mr. Beck motioned to open to the public, seconded by Mr. Dawes. All in favor.

Steven Thom of 57 Atlantic Ave discusses concerns with flooding when it rains and garbage.

Mr. Taylor noted in terms of garbage the board and applicant has agreed to provide a fenced in trash enclosure behind the building.

Ms. Ercoliani also stated that they are in complete compliance with the state.

CLOSED TO PUBLIC

- Mr. Dawes motioned to close to the public, seconded by Mr. Nese. All in favor

Mr. Wouters stated to the board and public that his client is very mindful of the residents and the town. They have agreed to put a latch on the freezer and fridge if that gives some degree of comfort.

MOTION TO APPROVE:

- Mr. Beck motioned to approve as amended by testimony of the applicant and the design waivers requests to be approved, seconded by Mr. Dawes.

ROLL CALL

Mr. Beck – Yes, Mr. Dawes – Yes, Mr. Bonamassa – Yes, Mr. DeCondo – Yes, Ms. Dodd – Yes, Dr. LoParo – Yes, Mr. Nese – Yes

OPEN MEETING FOR GENERAL PUBLIC FORUM

- Ms. Dodd motioned to open to the public, seconded by Mr. Nese. All in favor.

Michael Maloney of 137 Marine Road and Joe Schulock of 11 Point Road discusses an illegal boat slip at 9 Point Road. Mr. Yost refers them back to the town level, as it is not in reference to a planning board application.

CLOSE MEETING FOR GENERAL PUBLIC FORUM

- Mr. Dawes motioned to open to the public, seconded by Ms. Dodd All in favor.

MOTION TO ADJOURN

- Motioned by Mr. Nese, seconded by Ms. Dodd. All in favor.

MEETING ADJOURNED AT 7:42PM

NEXT SCHEDULED MEETING WILL BE MAY 2nd @ 6:00 P.M.

Laurie Clune

Board Secretary

Prepared by Ashley Harper

