

**WALL TOWNSHIP PLANNING BOARD
MINUTES - REGULAR MEETING
MUNICIPAL MEETING ROOM
FEBRUARY 2, 2004**

Chairman Braun called to order the regular meeting of the Wall Township Planning Board at 7:30 P.M. Members present were Braun, Luttman, Thomson, Tobia, Morris, Wilson, Rible, Kiley, second alternate Mueller, Attorney Rubino, Engineer Gerken, Planner Bergailo, Planning Board Secretary Lang, Recording Secretary Schinestuhl and Court Reporter Arnone.

Chairman Braun announced the meeting was being held in accordance with the "Sunshine Law" and a resolution adopted on January 12, 2004.

SALUTE TO THE FLAG

Chairman Braun announced Action Airbrush Magazine will not be heard tonight. It will be carried to April 5, 2004. They must renounce.

NEW APPLICATION

CARMEL R. SANTANIELLO – PB#43-2003 – 1205 Remsen Mills Road, Block 355, Lots 22 and 7, R-60 zone. Application complete: November 14, 2003, Applicant requests permission to create one new lot from existing lots 7 and 22. This will subdivide lot 7, alter lot 22. Minor with variances.

Mark Aikins, Esq. appeared for the applicant.

Attorney Rubino reviewed the file and stated the Board had jurisdiction to proceed.

Entered into evidence:

- A-1 Jurisdictional Items
- A-2 Minor Subdivision Plans prepared by Van Cleef Engineering last revised January 19, 2004
- A-3 Monmouth County Board of Health review letter dated December 3, 2003
- A-4 Monmouth County Planning Board review letter dated December 8, 2003
- A-5 Rendering of subdivision plan

- PB-1 Review letter from Glenn Gerken, Schoor DePalma, dated December 9, 2003
- PB-2 Review letter from Cheryl Bergailo, Schoor DePalma, dated December 11, 2003
- PB-3 Review letter from Joseph Rizzitello, Bureau of Fire Prevention, dated November 25, 2003
- PB-4 Review letter from Cheryl Bergailo, Schoor DePalma, dated January 20, 2004
- PB-5 Review letter from Cheryl Bergailo, Schoor DePalma, dated January 26, 2004
- PB-6 Review letter from John Hoffmann, Township Planner, dated February 2, 2004

Sworn by Reporter Arnone:

Carmel R. Santaniello
Glenn Gerken, Engineer
Cheryl Bergailo, Planner

Attorney Aikins said this application concerns three lots.

Ms. Santaniello gave her credentials which were accepted by the Board.

Attorney Aikins, referring to A-5, asked Ms. Santaniello to show the Board where the property is located. Ms. Santaniello said the property is located at Remsens Mill Road and Gully Road. It has frontage on both roads. We are proposing to subdivide the lot that fronts on Remsens Mill Road from one lot to two. There are structures on site. There is a large deck, swimming pool and a large storage building. The storage building is used for equipment, stuff for the deck area, etc. The storage building is in good condition. It has been maintained by the applicant. It matches the main house.

Attorney Aikins asked about the driveway. Ms. Santaniello said on proposed lot 7.02 the driveway will be 5' off the property line.

Ms. Santaniello said there is a variance needed for lot width. The property is long and narrow. A similar variance is needed for lot 7.01.

Attorney Aikins said lot 7.01 would have a total of 70,488 s.f. Ms. Santaniello agreed.

Attorney Aikins said proposed lot 22 would be 119,452 s.f. The lots are better than two times the requirement. There will be no change to lot 22.

Attorney Aikins said there are wetlands on lot 22 and they are in the in the process of being delineated. Ms. Santaniello said that is correct. The application has been submitted to DEP. We are waiting to hear back.

Attorney Aikins asked about utilities. Ms. Santaniello said there is public water but no sewer. They are on septic. Public water's main is on Remsens Mill Road. It was installed 15 – 20 years ago. The township requested that the water service be hooked up separately to each lot. There will be service for each lot.

Attorney Aikins asked about the septic system. Ms. Santaniello said each individual lot will have a septic system.

Attorney Aikins, referring to Mr. Gerken's review letter, stated the basement elevation will be a minimum of 2' above the Seasonal High Water Table. Ms. Santaniello agreed.

Ms. Wilson asked if the applicant would be willing to restrict the use of the storage building to personal only. Attorney Rubino said the Board does not want it used for storage. Attorney Aikins agreed.

Chairman Braun asked about further subdivisions. Attorney Rubino said the lot on Gully Road is large enough to subdivide. Chairman Braun said they will have to come back before us if they want to subdivide that lot.

The application was open to the public.

Tammy Bennett, Remsens Mill Road, was sworn. Ms. Bennett said she lives right next door and she is in favor of the subdivision.

Kathleen Tremblay, 1305 Gully Road, was sworn. Ms. Tremblay asked what the future plans are for Gully Road. Chairman Braun said the only thing before the Board tonight is the subdivision of the lots on Ramshorn Drive. Any subdivision that would occur on Gully Road the applicant would have to provide notice and come back to the Board.

Ms. Tremblay asked for the required lot area. Attorney Aikins said 60,000 s.f.

Ms. Tremblay asked Attorney Aikins if there was any future plans to subdivide the lot on Gully Road. Attorney Aikins said he does not know.

Ms. Tremblay asked if the two homes are going to be used for personal use. Attorney Aikins said one presently exists and then the lot to the south will be sold. It will be a private residence.

The application was closed to the public.

Ms. Wilson said any new dwellings should have the similar setback as lot 7.01. The new building should be kept in character with the neighborhood. Chairman Braun said most of the houses are set back quite far. Attorney Aikins said one house is set back 250'. The zone requirement is 50'. We will provide the plan to the plan so that the planner can make the decision. We will have a minimum set back of 100'.

Ms. Wilson moved to approve the application for minor subdivision subject to payment of taxes and applicable assessments. The applicant must comply with requirements of Monmouth County Planning Board and Monmouth County Board of Health. The applicant will comply with the review letters of the Board Professionals. A waiver will be granted to permit minor subdivision. Bulk variances will be granted. The driveway on proposed lot 7.02 will be removed. A portion of the driveway on proposed lot 7.01 will be removed to meet 5' setback. A copy of the NJDEP LOI will be provided. Any proposed dwelling on proposed lot 7.02 will be at least 100' setback in keeping with the character of the neighborhood. Variances will be granted. The use of the storage structure will be limited to only the storage of personal items. Mr. Luttman seconded the motion which was unanimously approved by a roll call vote. (Ms. Wilson, Messrs. Luttman, Kiley, Morris, Mueller, Rible, Thomson, Tobia and Braun voted yes.)

CARRIED APPLICATION

DEVON DEVELOPMENT – PB#26-2003 – 5145 West Hurley Pond Road, Block 920, Lot 34,

GI-2 zone. Application deemed complete: July 24, 2003. Carried from October 16, 2003. Applicant seeks approval to construct a warehouse and associated office space for contractor yard. Site with variances.

Martin McGann, Esq. appeared for the applicant.

Attorney Rubino reviewed the file and stated the Board had jurisdiction to proceed.

Attorney McGann said this application was heard in October and the Board had some issues which we are going to go over.

Entered into evidence:

A-13 Jurisdictional Items

A-14 Revised Preliminary and Final Site Plan prepared by LGA Engineering last revised November 10, 2003 plus Architectural Plans prepared by Barlo & Associates last revised November 2003

A-15 Revised drainage calculations prepared by Alan Hilla dated October 2003

A-16 Freshwater Wetlands Delineation Plan dated June 8, 2001

A-17 Colored rendering of sheet 2 of plans

PB-9 Review letter from Cheryl Bergailo, Schoor DePalma, dated December 10, 2003

PB-10 Review letter from Glenn Gerken, Schoor DePalma, dated December 15, 2003

Chairman Braun stated all witnesses were sworn in at the last meeting.

Ms. Hopkins said the property is located on West Hurley Pond Road. It is block 920, lot 34. It is nine acres. Over seven acres will be preserved. At the last meeting the Board had concerns regarding parking and lot area. All the parking spaces have been paved in addition to the lot area on the north side of the site. The drainage calculations have been revised. They have been submitted. At the rear door there will be a concrete pad for access. We will provide a 10' X 15' outdoor storage area. All other storage will be in the building. Outdoor storage will be limited to that which is on the plans.

Attorney McGann said equipment will be parked in the rear.

Attorney McGann said the only issue was the gravel parking area.

Ms. Hopkins said a waiver is required for landscaping. Plantings will be provided along the side. Shrubs will also be provided. Chairman Braun said you should meet with the planner and agree on the number of plantings based on the need. Ms. Hopkins agreed.

Ms. Hopkins said Freehold Soil Conservation District approval has been received. All others are pending.

Chairman Braun said this is a nine acre site and you are developing two acres. Ms. Hopkins said that is correct.

Captain Morris, regarding the signage out front, said you should be able to locate the business from the road. Ms. Hopkins said the address will be on the building. We will comply with all requirements. No separate signage is proposed.

Attorney Rubino said if the property is sold the new applicant will have to come back to the Board regarding the gravel area being paved. We will put that as a condition in the resolution. Attorney McGann agreed.

The application was open and closed to the public.

Mr. Luttman moved to approve the application for site plan subject to payment of taxes and applicable assessments. The applicant will comply with the requirements of Freehold Soil Conservation District, Monmouth County Planning Board and Monmouth County Board of Health. The applicant will obtain approval from DEP and DOT. The applicant will comply with Wall Township Affordable Housing Trust Fund. The applicant shall obtain a tree removal permit. The applicant shall comply with the review letters of the Board Professionals. The applicant will comply with the review letters from Wall Township Fire Prevention Bureau. The applicant shall submit application for Subtitle 1 of Title 39. The applicant shall install a Knox Box system. The applicant shall schedule a pre-construction meeting with Board Engineer and Planner to address plantings. Variances are granted. Any change in use the parking lot must be paved. Waivers are granted. Deputy Mayor Thomson seconded the motion which was unanimously approved by a roll call vote. (Messrs. Luttman, Thomson, Kiley, Morris, Rible, Tobia, Ms. Wilson and Mr. Braun voted yes.)

Nina Ciciarelli, 1441 Garrett Drive, was sworn. Ms. Ciciarelli said she read in the Coast Star that Chairman Braun made some comments regarding the Board of Education. Chairman Braun said the Board was asked to review plans from the Board of Education. This Board recommended that they look at the parking issues at the High School. What we did was a procedural manner. Ms. Ciciarelli said in no way, shape or form does she want to pay for paving for parking when there is transportation and bussing is provided.

Attorney Rubino explained, by law, when the Board of Education does something they just submit what they are going to do to the Board. There is no notice to the public. There is no public forum.

Committeeman Tobia said as a matter of regard the Board of Education architects sent a letter to this Board in October 2003 regarding some formality items. They asked for us to submit our approval and recommendations

Ms. Ciciarelli said her main concern is classrooms. She said she does not want taxes to go for additional parking spaces. They already pay for buses.

RESOLUTIONS TO BE MEMORIALIZED

ANTIQUITY FARMS – PB#7-2002

Block 831, Lots 17 & 73

Attorney Rubino read the resolution of approval. Mr. Kiley moved to adopt the resolution as read. Mr. Rible seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Kiley, Rible, Ms. Wilson, Messrs. Luttmann, Morris, Mueller, Tobia and Braun voted yes.)

RDA CONSTRUCTION MANAGEMENT – PB#12-2003

Block 297, Lots 4 & 5

Attorney Rubino read the resolution of approval. Ms. Wilson moved to adopt the resolution as read. Mr. Kiley seconded the motion, which was unanimously approved by a roll call vote. (Ms. Wilson, Messrs. Kiley, Luttmann, Rible, Thomson, Tobia and Braun voted yes.)

There being no further business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 8:30 P.M.

Respectfully submitted,

Betty Schinestuhl
Recording Secretary