



Glenn Gerken, Engineer  
John Maczuga, Planner

Attorney Middleton said this application was deemed complete a year ago. It has been subject to extensive review by the engineer and planner.

Chairman Braun said the old application had more buildings. The number of buildings have been reduced.

Attorney Middleton said at the October 6<sup>th</sup> and October 27<sup>th</sup> meeting the Board had some concerns. They had concerns regarding the back-up of cars during P.M. hours on Airport Boulevard. There may be 25 cars stacking. The queuing on Airport Road has been eliminated. The second issue related to the phasing of the project. There will be a north and south side being developed. 120,000 s.f. on the north side will be developed in the future. The Board had concerns regarding what happens between site clearings and when the buildings will be constructed.

Chairman Braun said we will not go over traffic tonight. We did not bring our traffic expert tonight because we did not know he was going to be needed. Attorney Middleton said the traffic issue has been more than satisfied.

Attorney Middleton said by eliminating the north side of the project we eliminate the detention basin. The applicant has also eliminated the phasing issue.

Deputy Mayor Thomson asked if eliminating the north side of the project is permanent. Attorney Middleton said at this point. He said he would not say that the applicant would never come back before this Board if conditions changed. This is what is before this Board tonight.

Chairman Braun said the Board's concern is exactly what should the Board be looking at. We need to know what you are here for tonight. We will look at that.

Chairman Braun said the drainage basin in the rear was going to be built. Attorney Middleton said it is not.

Chairman Braun said it is hard for some of us to understand the analysis of removing that north loop.

Attorney Rubino said six months ago we were looking at something that was twice as large. The Board is saying that they are not willing to give up future development site for that site. Law says we have to deal with this.

Deputy Mayor Thomson said you are taking away Airport Road access.

Chairman Braun said the Township is doing water pressure analysis. We have a great concern regarding that.

Attorney Rubino said water pressure concerns have arisen. That is a problem. The Township Attorney says there will be a substantial contribution towards those improvements.

Gary Dahms, Project Engineer, was previously sworn.

Attorney Middleton asked Mr. Dahms if he has made modifications to the plans. Mr. Dahms explained the original project.

Entered into evidence:

A-24 Rendering of new site plan

Mr. Dahms said the north half of the project has been taken off. There are four 30,000 s.f. office buildings; one two-story, 16,000 s.f. office building; one one-story, 3,000 s.f. bank and one one-story 10,000 s.f. manufacturing building being proposed. Access will be through a paved driveway. The road will loop onto Airport Boulevard. We did propose to put the basin on the north side. We will use that as fill material. We will eliminate that basin. This project will have its own basin in the rear.

Attorney Middleton asked about phasing. Mr. Dahms said it will be done in one phase.

Committeeman Tobia said on the proposed rendering eliminating the north basin would you further construct that loop road. What would you have to do to put it all the way out to Route 34? Mr. Dahms said we would have to construct some type of Stormwater management to handle the road. It may be a small or limited version of the basin.

Chairman Braun asked about the improvements on the loop road and the condition of Airport Boulevard. Mr. Dahms said this road would be improved and widened. The improvements have not changed from the initial application.

Mr. Dahms said improvements would be made to the entrance off Route 34. All of the same improvements are part of this plan. They have not been reduced.

Entered into evidence:

A-26 Rendering of Phase II

Mr. Gerken said he would like to see the water and sewer lines on the plans. Mr. Dahms said Phase I all the infrastructure will be built including water/sewer and all the utilities.

Attorney Middleton said the only thing not being built are buildings 6 & 7. Mr. Gerken said drainage would have to go back there. Mr. Dahms agreed.

Mr. Gerken said he needs to know Phase I vs. Phase II for bonding purposes.

Mr. Dahms said water/sewer would be brought to each pad. Utilities would also be included.

Mr. Dahms said on the revised plan we are still seeking variances and waivers. Mr. Dahms explained they are seeking a variance for light spillage. That occurs along the entrance

driveway

between this development and Scoles. We do not meet the requirement for the driveway being 30' from the property line. A variance for curb radii is also needed. The proposed curb radii in several areas are 1' and 4.5' where 5' is required.

Mr. Dahms said the existing driveway cut is going to be improved. Chairman Braun asked if it is going to be a road. Mr. Dahms said yes. Attorney Rubino said the DOT encourages this. Mr. Dahms said absolutely.

Mr. Dahms said there are several locations where we have 1' and 4.5' curb radii. The 1' radii occurs in the area of the dumpster. The 4.5' radii occurs at the interior islands. We have 9' wide parking spaces. To make the parking spaces line up they have to be 9' wide and that makes the curb radii 4.5'. The end islands are all 5' radii. Mr. Dahms said if we went to 5' curb radii that would limit the parking lot and there would be a loss of parking. The 4.5' is sufficient.

Chairman Braun asked if it affects the turning movements. Attorney Middleton said the 4.5' has no impact on safety. Mr. Dahms agreed. Mr. Gerken said these are solely a function of the landscape islands. Captain Morris asked about the turning movements of trucks. Mr. Gerken said this is only going into the parking spaces. It has nothing to do with the drive.

Mr. Maczuga said there is a comment in our review letter asking the applicant to verify that 10% of the parking lots' interiors have been landscaped. Mr. Dahms said we did that.

Mr. Dahms said the applicant can comply with Mr. Gerken's review letters.

Attorney Middleton said we asking for only preliminary approval for the bank. Chairman Braun asked do we have elevations for that. Mr. Dahms said they were previously submitted.

Chairman Braun said this is basically a new application. I did not know this was preliminary only on the bank. Attorney Middleton said we would have to come in with elevations for the bank before getting a final.

Attorney Rubino said at the next meeting Mr. Dahms should give us a brief overview of the buildings, parking, etc.

Chairman Braun said we plan on doing traffic next week.

Attorney Middleton waived the time limits.

**SCOTT CASUCCIO – PB#44-2003** – 5000 Industrial Road, Block 917.01, Lot 104, GI-2 zone. Application complete: November 19, 2003. Carried from February 23, 2004. Applicant requests permission to construct a 12,000 s.f. office/warehouse building. Site with variances.

Gregory Villa, Esq. appeared for the applicant.

Attorney Villa said they are here for preliminary and final site plan approval. They are

proposing a 16,000 s.f. office/ware house building. The only variance is for lot area. The zone requires two



Attorney Rubino said one concern the Board has is the fact on Industrial Way the owners will convert the warehouse section to office use. There will be increasing demands on parking and likely leaving cars spilling onto Industrial Road. Explain the layout. We do not want cars parking on the street.

Mr. Schlatmann said 5,086 s.f. require 26 spaces. The remainder of the building, on the first floor, will be a 10,306 s.f. warehouse. That requires eight parking spaces. The project will include four suites with separate entrances. They will be 3,000 s.f. each. The applicant intends to use one of the suites.

Chairman Braun said we make approvals and then the landlord finds somebody needs more office and less warehouse. You get down to the last suite and what is left over doesn't work. This will be monitored by the Land Use Office. Attorney Villa said the applicant is a resident of the town. He will agree. There is no problem with that condition.

Mr. Schlatmann said the façade will be earth tone, neutral. It will wrap around the building. Chairman Braun said that must be approved by our professionals.

Attorney Villa said we asked for a waiver regarding landscape architect. Attorney Rubino said the final landscape plan is subject to our planner's approval. Mr. Schlatmann said the landscape plan is consistent with ordinance requirements. We also agree to the additional trees requested by the Board professionals.

Mr. Schlatmann said the applicant can meet all comments in the review letters. There is one comment that needs testimony provided. It is in regards to the ability for refuse removal trucks to access the proposed dumpster enclosures. Garbage trucks can pull in straight or they can back in. There is sufficient room.

Attorney Villa said they are requesting one variance. Mr. Schlatmann said they are requesting a variance for lot area. He said this will be a substantial improvement to Wall Township.

Mr. Gerken said there was one item under Miscellaneous referring to the 30' drainage easement. This easement was put in with the original subdivision. He asked if they were putting some parking there. Attorney Villa said we are not putting any structures there. We know it has to be dry and we will fix it. He said he knows it is the applicant's responsibility. Mr. Schlatmann said the easement goes along the left side of the property. That will not be disturbed. We will be tying into the drainage system. Attorney Rubino said if it is a Township easement a waiver is needed and we can grant that. If it is private then it is something different. We would not be able to grant that.

Captain Morris asked if there will be any outdoor storage. Attorney Villa said no.

The application was open and closed to the public.

Mr. Kiley moved to approve the application for preliminary and final site plan subject to payment of taxes and applicable assessments. The applicant shall submit an application for

Subtitle 1 of

Title 39. The applicant will comply with Wall Township Affordable Housing Trust Fund. The applicant will place street number on the building. The applicant will install a Knox Box System. Maximum office space will be utilized as set forth in EA-7. The applicant shall comply with the review letters of the Board Professionals. The applicant shall comply with review letters from Wall Township Police Department and Wall Township Fire Prevention. Waives are granted. The applicant will comply with the requirements of Freehold Soil Conservation District, Monmouth County Planning Board and Monmouth County DOT. Mr. Luttman seconded the motion which was unanimously approved by a roll call vote. (Messrs. Kiley, Luttman, Farrell, Morris, Mueller, Rible, Thomson, Tobia and Braun voted yes.)

Deputy Mayor Thomson, Committeeman Tobia and Captain Morris recused themselves on the Weir application.

**DONALD & PATRICIA WEIR – PB#6-2002** – 1616 Walnut Street, Block 118, Lot 68, R-7.5 zone. Applicant complete March 8, 2002. Carried from November 3, 2003 and December 1, 2003. Applicant seeks minor subdivision approval. This application is remanded back from the courts for more testimony. Minor with variances.

Robert Weir, Esq. appeared for the applicant.

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

Entered into evidence:

A-7 Jurisdictional Items

A-8 Revised major subdivision plan dated February 26, 2004

A-9 Subdivision plan rendering

PB-2 Review letter from Cheryl Bergailo, Schoor DePalma, dated March 15, 2004

PB-3 Review letter from Glenn Gerken, Schoor DePalma, dated March 23, 2004

Attorney Rubino said this matter was before the Board in 2002. It was denied. Mr. Weir appealed. The judge called Mr. Weir and decided that he wanted to refer the matter back to the Board. The applicant has changed the application around by adding some property.

Attorney Weir said he has a witness that will testify to the new plan. This is one piece of property in two zones, on two streets. The lot will conform as to area and frontage. It will have setbacks which will conform. We seek a variance for lot width. 65' is required and we are proposing 63'.

Sworn by Reporter Arnone:

James Higgins

Sean Delany

Glenn Gerken, Engineer

John Maczuga, Planner

Attorney Weir stated they eliminated the separate zone issue.

Chairman Braun said this application has come back from the courts. The Weir's have worked very hard in requiring additional property. The Board was concerned for the residents on how the property was going to be developed.

Mr. Higgins explained the original application. The applicant understood the concerns of the Board. They acquired additional property. They were asking for a variance for lot width. They were proposing 50' wide where 65' is required. It is now fully conforming. They were asking for a variance for lot area. They were proposing 6,250' where 7,500' was required. That variance has also been eliminated. The variance for lot width has been improved. They now are proposing 63' where 65' is required. Only 2' is needed.

Chairman Braun said the original application had an irregular lot line. Mr. Higgins said all lot lines are straight. The application has been substantially improved. Only one variance is needed.

Chairman Braun asked about setbacks. Mr. Higgins said all the setbacks exceed the requirements. The house is being moved to the south.

Mr. Higgins said basically the original lot was shaped like an arrow. It was in two zones. It had dual frontages. We eliminated those conditions. It meets density requirements. The new application has a more efficient use of the land. There is no negative impact whatsoever.

Mr. Higgins said they meet side yard setbacks and lot coverage.

Sean Delany gave his qualifications which were accepted by the Board.

Mr. Delany went over the Board Engineer's letter. Attorney Weir asked about grading and if there were any drainage issues. Mr. Delany explained the drywell is located at the southeast corner. We will relocate that. It will not be a problem. Mr. Delany said a detailed grading plan will be submitted to Mr. Gerken. The grade plan will eliminate the run-off onto lot 23.

Chairman Braun asked about the waiver for tree removal. Mr. Gerken said they just have to identify what they are going to clear. A grading plan must be submitted before a building permit is issued.

The application was open to the public.

Richard Butz, 1508 Juliette Drive, was sworn. Mr. Butz said the first application the design of the house was 2,200 s.f. and it would be 35' from the street. Now you have a building that is going to be 26' from the street. Chairman Braun said we don't have control because no variance is required. Only one width variance is needed. Attorney Rubino explained during the first phase the lot was very undersized. The lot now conforms except for 2' lot width. Setbacks will exceed the requirements. We do not require house plans. Mr. Butz said you can require a building plan be required. Attorney Rubino said that is for undersized lots. The applicant is meeting the setbacks.

Mike Durik, 1788 Pomerton Road, was sworn. Mr. Durik said his house would be opposite this

lot. He is concerned about safety. There is a bend in the road. Children play in the street. We park cars on the street. There may be a traffic problem. Mr. Delany said the driveway is far from the intersection. The applicant is creating the safest situation. Mr. Gerken said they must do enough clearing so there is full sight visibility. Attorney Weir said they agree to that.

Michele Badger, 1504 Juliette Drive, was sworn. Ms. Badger said she has a concern about the bend in the road. If the house is out far enough it will create a blind zone. She asked the Board if they can make sure the house does not stick out. Mr. Gerken said the house, with the setbacks proposed, would not be a problem. Attorney Weir said the house is setback further than the house that adjoins it. Ms. Badger said if you put a house there you are putting up a barrier. She said someone should go out and inspect the land for the amount of land they will clear. Attorney Rubino said there are a number of requirements. They will have to conform to them.

Ms. Badger said the main concern is safety because of the bend. The people that are affected are not the Weirs'. Chairman Braun said these are common issues. The Board has worked its hardest to make sure it conforms to ordinance.

Susan Butz, 1508 Juliette Drive, was sworn. Ms. Butz said if this is a conforming lot there are other factors. Mr. Straele will not sell if this is not approved. She said everyone in the neighborhood is increasing the size of their house. There are no sidewalks and no curbs. Fire trucks could not get down the street.

Chairman Braun said the Board thinks they have done the best they can do. The courts have reduced the size of streets. Mr. Gerken said 28' is standard.

The application was closed to the public.

Attorney Rubino said from a legal standpoint this is a minor subdivision. The issue is that the applicant needs a variance for lot width. The variance is slight. The applicant has agreed to set the house no closer than 10' on the north. That would be a condition of approval. We can make that a deed requirement.

Mr. Luttman moved to approve the application for minor subdivision subject to payment of taxes and applicable assessments. The applicant must submit a detailed grading plan. A waiver is granted for tree removal. The new home shall not be closer than 10' on the north and 7.9' on the south. This will be part of the deed. The applicant must comply with review letters of the Board Professionals. Mr. Rible seconded the motion which was unanimously approved by a roll call vote. (Messrs. Luttman, Rible, Farrell, Kiley, Mueller and Braun voted yes.)

Mr. Tobia returned to the meeting.

#### **REVIEW AND RECOMMEND:**

**A. ORDINANCE NO. 4-2004** – Amending the Zoning Map

Mr. Maczuga explained this is for a one acre lot at the end of Carol Court. It is for one lot. It will go from RR-6 to R-20.

Mr. Kiley moved to recommend to the Township Committee that Ordinance No. 4-2004 be adopted. Mr. Rible seconded the motion which was unanimously approved by a roll call vote. (Messrs. Kiley, Rible, Farrell, Luttmann, Mueller, Tobia and Braun voted yes.)

**MINUTES TO BE APPROVED**

Committeeman Tobia moved to approve the minutes of the Regular and Workshop Meetings of December 3, 2003, January 12, 2004, January 26, 2004 and February 2, 2004. Mr. Luttmann seconded the motion which was unanimously approved.

**RESOLUTIONS TO BE MEMORIALIZED:**

**JOHN D. PITTENGER BUILDER – PB#32-2003**

Block 151, Lots 10, 24, 25, 26 & 27

Attorney Rubino read the resolution of approval which had some minor changes. The resolution was revised. 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, Farrell, Luttmann and Braun voted yes.)

**CARMEL R. SANTANIELLO - PB#43-2003**

Block 355, Lots 22 & 7

Attorney Rubino read the resolution of approval. Committeeman Tobia moved to adopt the resolution as read. Mr. Rible seconded the motion which was unanimously approved by a roll call vote. (Messrs. Tobia, Rible, Kiley, Luttmann, Mueller 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 9:55 P.M.

Respectfully submitted,

Betty Schinestuhl  
Recording Secretary