

**WALL TOWNSHIP PLANNING BOARD
MINUTES - REGULAR MEETING
MUNICIPAL MEETING ROOM
APRIL 5, 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, Farrell, Wilson, Rible, Mueller, Attorney Rubino, Engineer Hoover, Planner Bergailo, Nick Verderese, 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 said the Stuart application will be rescheduled for April 26, 2004. New notice will be provided. Action Airbrush will be rescheduled for May 3, 2004. A new notice will be provided.

EXTENSION OF TIME

FAMA – PB#39-2001 – 3603 Belmar Boulevard, Block 755, Lot 33, R-60 zone. Applicant complete: March 29, 2001. Applicant requests permission for an extension of time.

Dan Murphy, 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

Attorney Rubino asked Attorney Murphy how much time will be needed. Attorney Murphy said we want to go to July 1, 2004. Attorney Rubino said the Board will give you to October 2004.

Deputy Mayor Thomson moved to approve the application for extension of time to October 2004. Mr. Luttman seconded the motion which was unanimously approved by a roll call vote. (Messrs. Thomson, Luttman, Farrell, Morris, Mueller, Rible, Tobia, Ms. Wilson and Mr. Braun voted yes.

CARRIED APPLICATION

PRC EQUIPMENT – 3400 Highway 138, Block 774, Lot 8.

Chairman Braun said pursuant to a request from the Township Committee we will be hearing an informal presentation pertaining to a zoning change on the above mentioned property.

John Giunco, Esq. appeared for the applicant.

Chairman Braun said the applicant is here informally.

Attorney Giunco said he is here to make a presentation regarding the suitability of this site for his clients. They would like to build a hotel, meeting center and offices. The hotel will have 120 rooms.

Chairman Braun said the Board will listen and then discuss it at the next workshop and send a letter to Attorney Giunco and the Township Committee with their comments.

Jeff Spalt from Bohler Engineering gave an overview. The site is at the northwest corner of Route 138 and Allenwood Road. It grades back toward the north. It is suitable for this development. It consists of 20.2 acres. It is located in the RR zone. The site is surrounded by three roadways. We are proposing a three story hotel and conference center. The hotel will have 120 rooms. Over 100 rooms we can seek a liquor license. The restaurant will be something like Ruby Tuesday's, Chili's, etc. There will be two office buildings. They will be 20,000 s.f. and three stories high for a total of 60,000 s.f. There will be 867 parking spaces. Landscape will meet the ordinance. A detention basin will be at the northwest corner. Access will be from Allenwood Road.

Attorney Giunco asked if all parking aisles meet the ordinance. Mr. Spalt said yes.

Attorney Giunco asked Mr. Spalt to go over the setbacks. Mr. Spalt said to the north the setback will meet the buffer minimum of 50'. There will be a 25' buffer to the east and 50' to Route 138.

Attorney Giunco asked about utilities. Mr. Spalt said there is water/sewer available.

Chairman Braun asked about the loading zone for the hotel. Mr. Spalt said it will depend on the user.

Attorney Rubino asked about the buffer. There is residential property to the north. Chairman Braun said if you are next to a resident a 75' buffer is needed. Mr. Spalt said we can address that problem. Mr. Tobia said the site has two zones.

John Rea, Traffic Engineer, said you would make a left out of the site. During the afternoon 100 cars would enter the site and 200 cars would exist at 5:00 P.M.

Deputy Mayor Thomson said there will be no access to Route 138. Mr. Rea said he has not given up on getting that access. He said the applicant would be willing to expand the lane on Route 138 that ends in a jug handle. That would need DOT approval. That lane would allow the traffic to get onto the Garden State Parkway. You could get north bound into the right lane and free up the other two lanes. We want to take that to DOT. We may also have an opportunity to create a shoulder and DOT may give us permission to access Route 138. It will be a right in and a right out. That is one thing we are going to discuss with DOT.

Attorney Rubino asked if you could go to the DOT and say you are before the Planning Board informally and they are interested but do not want to go forward. Attorney Giunco said he would like the Township Traffic Engineer go to with them. Mr. Rea said they would dress up the plans and submit them to the Township, Police Department and Traffic Engineer and see if it is something the Township Committee wanted to pursue. Deputy Mayor Thomson said this application would suffer without access to Route 138. Mr. Rea said this is going to be a mixed use project. If we did have access to Route 138 over 50% of the traffic would use it.

Chairman Braun asked how we pre-judge this. Attorney Rubino said we are here tonight as an informal meeting. None of the comments the Board makes are binding. This meeting is just to pick up some of the Board's feelings.

Chairman Braun said he will ask the Board Professionals to make some comments. We need to be sure we have enough parking spaces because we have not done anything like this.

Mr. Rea said he can make the project work with just an access on Allenwood Road. We will do everything in our power to get the access on Route 138.

Jim Higgins, Planner, said the site is 20 acres. It has 440' frontage on Route 138. The depth is 770'. It is a large site. It is in the RR-6 zone. The other three corners are OP-2 or OP-10 zone. Chairman Braun said it was left that way because of no access onto Route 138.

Mr. Higgins said it makes sense to continue the office zoning. The site is ideal for OP-2. It meets all of the OP-2 conditions. Deputy Mayor Thomson said we took out hotel use in our ordinance. Attorney Giunco said they are requesting that it be a permitted use on this site. Mr. Higgins said this site would be appropriate.

Mr. Higgins said the site slopes down from the southeast to northwest. It would be some what recessed. The hotel would be at the southeast corner, the lowest portion of the site.

Attorney Giunco asked about parking. Mr. Higgins said when you have hotel and office there is a certain amount of shared parking. Some parking can be banked and put in at a later time.

Attorney Giunco said there is a termination date on the contract. Chairman Braun said we will ask the Professionals to review the plans. We will prepare a document for you at the May 3rd meeting.

lanes. Mr. Groeber said this is a proposed improvement to the site.

Chairman Braun said we would like to make some comments. The Board has been looking for ways to improve this intersection that are reasonable. It makes the jug handle almost not function for anything other than right hand turns onto the site. We want to solve that problem. A problem is cars trying to cross over Route 34 and make a left turn. Can this be redesigned a little better so it functions a little better?

Mr. Groeber said the concept that you describe is not a new one. We realize the people will use the on site road as a jug handle. If DOT approves the use of the new road, on site, as a jug handle they would want to retain jurisdiction. DOT may not approve this. Deputy Mayor Thomson said we keep talking about the south road entrance as a driveway it is a road. It should be at full standards. Mr. Groeber said it is. Captain Morris said it is a State road and DOT put up the signs. Mr. Verderese said one of the things that would benefit would be the use of the first drive. Eliminate a few of the loop cuts. Modify that to just one.

Deputy Mayor Thomson asked who is naming the road. Mr. Groeber said as a Township roadway it would be the Township. Deputy Mayor Thomson suggested Airport Circle entrance. Chairman Braun asked who is going to plow that road. Attorney Rubino said it is possible to make the applicant responsible. Deputy Mayor Thomson said that is a jurisdictional issue. Chairman Braun said we do not want a roadway like Seaview Square Mall. Attorney Rubino said if you want that as an actual roadway how far are you from the main road. Mr. Dahms said about 80' from the edge of pavement. Attorney Rubino said if we are going to call it a street variances are needed. Mr. Groeber said there are some benefits both ways. If it is a private roadway the benefits to the township are they are not responsible. Title 39 would give Police Department jurisdiction.

Chairman Braun asked about the loop road to the north. Attorney Middleton said there are setback issues. One issue is the number of feet of the building to the property line. If we call it a road or driveway it does not affect the setback. Attorney Rubino said you can retain title to the road and allow the public to use it and Title 39 will give Police jurisdiction. Would you be willing to do that? Attorney Middleton said yes. Committeeman Tobia said you will maintain the road. Attorney Middleton said that is not a problem. Captain Morris asked if DOT will allow that. Chairman Braun said we will look into that.

Mr. Verderese said there should be some type of easement. If not provided the township or public would not be able to use it. Attorney Middleton agreed. Attorney Rubino said whether or not a jug handle DOT has jurisdiction. Mr. Verderese said a sign would help. It might be best to call it Airport Circle.

Mr. Groeber said he counted the number of people that use that jug handle at P.M. peak hours. 30 cycles per minute. 51 vehicles during P.M. peak hours. He said this development does not interfere with that jug handle. He said the clear time allowed will clear out all the vehicles on Airport Road. Mr. Verderese said if vehicles cleared on the left hand lane you would want those people to go first eastbound and then westbound. Mr. Groeber said we do meet DOT criteria.

Committeeman Tobia said on the north loop road when that is constructed it is to be fully landscaped and curbed.

Chairman Braun said this application will be carried to May 3, 2004.

RESOLUTIONS TO BE MEMORIALIZED:

WAYNE & ELAINE OSSENFORT - #PB42-2003

Block 72, Lot 60

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

CRAIG & ZERA STEWART – PB#3-2004

Block 80, Lots 2 & 3

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

JERALD DEVELOPMENT – PB#2-2004

Block 270, Lot 10.01

Mr. Luttmann said there will be no fence in the easement.

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

DEVON DEVELOPMENT – PB#26-2003

Block 920, Lot 34

Attorney Rubino read the resolution of approval. Mr. Rible moved to adopt the resolution as read. Deputy Mayor Thomson seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Rible, Thomson, Luttmann, Morris, 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 9:10 P.M.

Respectfully submitted,

Betty Schinestuhl

Recording Secretary