

**WALL TOWNSHIP PLANNING BOARD
MINUTES - REGULAR MEETING
MUNICIPAL MEETING ROOM
MAY 24, 2004**

Chairman Braun called to order the regular meeting of the Wall Township Planning Board at 7:35 P.M. Members present were Braun, Thomson, Tobia, Morris, Wilson, Rible, Kiley, first alternate Mueller, second alternate Manson, 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 said the What's Your Racquet application is not on this evening. There is no new date. They must renote. The Patricia & Richard Dignard application has been carried to June 7, 2004. They will renote.

CARRIED APPLICATION

Committeeman Tobia, Ms. Wilson and Mr. Rible recused themselves on the Action Airbrush application.

ACTION AIRBRUSH MAGAZINE – PB#36-2003 – 3209 Atlantic Avenue, Block 825, Lots 3 & 5, NB zone. Application complete: September 9, 2003. Carried from November 24, 2003 and April 5, 2004. Applicant requests permission to modify existing building to accommodate proposed use. Site with variances.

Timothy B. Middleton, Esq. appeared for the applicant.

Attorney Middleton said the applicant is seeking permission to add office space and use the facility for magazine publishing.

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

Entered into evidence:

- A-1 Jurisdictional Items
- A-2 Preliminary and Final Site Plan last revised March 25, 2004 prepared by Birdsall Engineering. Architect Plan prepared by Jack Purvis dated August 26, 2003
- A-3 Engineer Report & Technical Specifications prepared by Alan P. Hilla dated July 2002
- A-4 Drainage calculations last revised March 26, 2004 prepared by Alan P. Hilla

A-5 Monmouth County Board of Health review letter dated September 19, 2003

- A-6 Rendering of landscaping plan, page 5 of 14
- A-7 Architectural
- A-8 Architectural
- A-9 Architectural
- A-10 Architectural

- PB-1 Bureau of Fire Prevention review letter prepared by Joseph Rizzitello dated September 19, 2003
- PB-2 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated October 1, 2003
- PB-3 Planning review letter prepared by Cheryl Bergailo, Schoor DePalma, dated September 30, 2003
- PB-4 Wall Township Environmental Advisory Committee plan review dated September 22, 2003
- PB-5 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated April 15, 2004
- PB-6 Planning review letter prepared by Cheryl Bergailo, Schoor DePalma, dated April 26, 2004

Sworn by Reporter Arnone:

- Leanne Hoffman, Engineer
- Jack A. Purvis, Architect
- Clifford Steiglitz, Applicant
- Glenn Gerken, Engineer
- Cheryl Bergailo, Planner

Ms. Hoffman said this site is located on Atlantic Avenue. It is in the NB zone. It is on the south side of Atlantic Avenue. The site is approximately 35,000 s.f. There are some existing non-conformities. Rear yard setback requirement is 25' and they are proposing 21.54'. That is existing. Side yard setback requirement is 20' and they are proposing 16.29'. That is existing. The applicant is proposing to upgrade the façade, drainage, etc. There are two existing driveways on site. Some of it is pavement and the remainder is gravel. We are proposing one way circulation with signs. The level area will be left in the rear. The gravel will be upgraded. There will be 29 parking spaces. The office will be 4,600 s.f. The warehouse will be 6,900 s.f. The parking will be along the northerly portion of the site. 19 parking spaces will be in the rear. There will be new handicapped parking in the paved portion of the site in the south egress.

Ms. Hoffman said the site will be used for magazine publishing. They receive deliveries by box trucks. There is proposed lighting throughout the site. There will be eight mounted lights at 25', 125 watts with back shield. There will be six sconce type lights for security. There will be an upgraded sign in the front.

Ms. Hoffman said the buffer on the north side will remain and Douglas firs and ever vides will be added.

Ms. Hoffman said the site drains from east to west. The bike path acts as a dam. There is an infiltration system in the rear.

Ms. Bergailo said the paving ends 35' into the site. The parking area should be paved. Mr. Kiley said the Board would like the entire area paved.

Captain Morris asked if it would be possible to put the lighting on a timer. Ms. Hoffman said the applicant can address that. Attorney Middleton agreed.

Attorney Middleton said the applicant is asking for three variances. Ms. Hoffman said the building footprint is going to remain the same.

Ms. Hoffman said they do not take any exception to the engineering review letters.

Chairman Braun asked about the planning review letters. Captain Morris asked if it was a dumpster. Ms. Hoffman said yes. Mr. Purvis said the dumpster is in the most convenient spot. Mr. Gerken said it was ok as long it is not a building violation.

Attorney Middleton said, regarding page 4 of Ms. Bergailo's letter, the applicant will deal with the sign issue. He also stated there is no basement.

Mr. Steiglitz said, regarding the dumpster, we have had the fire inspector there and he has never had any problems. Attorney Rubino said the spot for the dumpster will be subject to fire inspector approval.

Chairman Braun said the Board is concerned about the unpaved parking lot. You have a great deal of impervious coverage. Your building is over-sized. Mr. Steiglitz said the General Store has gravel. There was a letter from the County commending us for not paving the lot and keeping it gravel. Mr. Steiglitz agreed to pave the parking lot. Mr. Gerken said since they will be paving it there may be some area that they can leave out of the paving. They don't need the parking. Mr. Gerken said they can move that paving in 10' and still have enough room. Mr. Steiglitz agreed.

Captain Morris asked about additional landscaping. He suggested landscape ties along the bike path. Mr. Steiglitz said that was no problem. Mr. Kiley suggested some Norway spruce, etc in the rear. Attorney Middleton agreed.

Mr. Steiglitz explained there will be no manufacturing of magazines at the site. It is just the main office. The printing is done in the mid west. There will be no manufacturing or printing done on site.

Captain Morris asked for testimony regarding deliveries. Mr. Steiglitz said deliveries will be made mostly by UPS. There will be drop-offs in the A.M. and pick-ups in the P.M. Big truck deliveries are very rare.

Captain Morris asked that a timer be put on the lighting so that at certain times some lights will go down. Attorney Rubino asked if the lights are on all night. Chairman Braun said have the lights go off at a certain time. Mr. Steiglitz said he will comply. Captain Morris some lights should be left on for security. Mr. Steiglitz agreed.

Jack Purvis, Architect, gave his credentials which were accepted by the Board.

Mr. Purvis said this was originally a small building. It was added on about four times. There was a wood addition added on the rear of the building. A structure was also brought in. Business is being done out of the red building. We want to expand the office, make the bathrooms up to code. On the second floor, now, there is attic space. We will put on a new roof. We want to change the front of the building. We want to tone it down. We will repair the masonry portion of the building. We will repair all the damage. The existing building, we will change the windows, brick masonry. We will install vinyl siding on the upper portion. All gray tones with white for the trim.

Mr. Kiley suggested keeping the building the same as the others. Mr. Purvis said we are trying to tone down the building that is there.

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 will comply with the requirements of Freehold Soil Conservation District and Monmouth County Planning Board. The applicant will obtain a street opening permit. The applicant will comply with ADA requirements. The applicant must obtain a letter of intent from JCP&L. The applicant shall comply with the review letters of the Board Professionals. The applicant shall submit an application for Subtitle 1 of Title 39. The applicant shall enhance landscape buffering. Deputy Mayor Thomson seconded the motion which was unanimously approved by a roll call vote. (Messrs. Kiley, Thomson, Manson, Morris, Mueller and Braun voted yes.

Committeeman Tobia, Ms. Wilson and Mr. Rible returned to the meeting.

ROBERT CLARK – PB#45-2003 – 5042 Industrial Road, Block 831, Lot 68, GI-2 zone. Date application complete: November 19, 2003. Carried from April 26, 2004. Applicant requests permission to construct an office/warehouse. Site with variances. .

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

Robert B. Clark, Esq. appeared for the applicant.

Entered into evidence:

A-1 Jurisdictional Items

- A-2 Site Plan prepared by Benchmark Engineering last revised March 1, 2004. Architectural Plan prepared by Michael Napolitan, PA last revised January 20, 2004
- A-3 EIS prepared by Potomac-Hudson Engineering dated November 2003
- A-4 Drainage report prepared by Michael T. Cannon last revised January 20, 2004
- A-5 Construction Specifications prepared by Michael T. Cannon dated September 19, 2002
- A-6 Letter from Potomac-Hudson stating no freshwater wetlands were observed during site investigation dated November 24, 2003
- A-7 Construction Specifications prepared by Michael T. Cannon dated September 19, 2002
- A-8 Architectural Rendering
- A-9 Rendering – sheet L1 of site plan

- PB-1 Wall Township Fire Prevention review letter prepared by Joe Rizzitello dated November 25, 2003
- PB-2 Planning review letter prepared by Cheryl Bergailo, Schoor DePalma, dated December 18, 2003
- PB-3 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated December 17, 2003
- PB-4 Wall Township Police Department review letter dated December 2, 2003
- PB-5 Wall Township Environmental Advisory Committee plan review dated December 11, 2003
- PB-6 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated February 9, 2004
- PB-7 Amended engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated February 23, 2004
- PB-8 Planning review letter prepared by Cheryl Bergailo, Schoor DePalma, dated March 17, 2004
- PB-9 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated March 17, 2004

Sworn by Reporter Arnone:

Michael Napolitan, Architect
S. DePalma
Glenn Gerken, Engineer
Cheryl Bergailo, Planner

Mr. Napolitan said this is an application for a one-story, 7,980 s.f. office building with full basement. The building will be used by the applicant. There will be no rental area. We are requesting four – five waivers and one variance. The basement will be used for storage only. A waiver for the location and layout of the building within 200' of the site, the parking areas will be landscaped 3% where 10% is required, curb radii is less than 5', the driveway entrance will be less than 30' from the property line. We are under bulk requirements. We are providing four additional parking spaces than required. Mr. Gerken said he has no problem with the waivers.

Chairman Braun said the applicant is only required to add ten additional trees. In terms of shade trees they are required to landscape 10% of the parking lot and they are only proposing 3%, Why? Mr. Napolitan said there are no spaces where we can put additional islands in.

Chairman

Braun said to reduce the parking spaces and put in the landscaping. Mr. Napolitan said he can do that. Chairman Braun said they must comply with the full landscape plan. Make a proposal and submit it to the engineer. Mr. Napolitan said he is not sure if he eliminates those parking spaces he can meet that. I am sure we will come close. Chairman Braun said it is very important to the Board that you comply. He said to check with Mr. Gerken and Ms. Bergailo.

Mr. Napolitan said the only variance required is for lighting. There is some spillage onto the adjoining commercial lot. Mr. Gerken said the ordinance states spillage over any residential property. Chairman Braun said the variance is eliminated.

Mr. Napolitan said we will comply with all letters from the engineer and planner.

Mr. Napolitan said the colors will be different shades of brown. There will be some brick work in the front.

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. Waivers are granted. The applicant will comply with the requirements of Freehold Soil Conservation District. The applicant will obtain approval from Monmouth County Planning Board and Monmouth County Board of Health. The applicant must obtain a letter from DEP stating the absence of wetlands. The applicant must obtain DOT highway access permit. The applicant must obtain a drainage permit. The applicant will comply with ADA requirements. The applicant shall submit an application for Subtitle 1 of Title 39. The applicant shall comply with the review letters of the Board Professionals. Deputy Mayor Thomson seconded the motion which was unanimously approved by a roll call vote. (Messrs. Kiley, Thomson, Manson, Morris, Rible, Tobia, Ms. Wilson and Mr. Braun voted yes.)

Attorney Rubino said the Board is eliminating the second meeting in June the first meeting in July and the first meeting in August.

RESOLUTIONS TO BE MEMORIALIZED

ALLAIRE PROPERTIES – PB#7-2003

Block 942, Lots 37 & 57

Attorney Rubino read the resolution of approval. Mr. Rible moved to adopt the resolution as read. Mr. Kiley seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Rible, Kiley, Morris, Mueller, 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 8:40 P.M.

May 24, 2004

Page 7

Respectfully submitted,

Betty Schinestuhl
Recording Secretary