

**WALL TOWNSHIP PLANNING BOARD  
MINUTES - REGULAR MEETING  
MUNICIPAL MEETING ROOM  
NOVEMBER 29, 2004**

Chairman Braun called to order the regular meeting of the Wall Township Planning Board at 7:40 P.M. Members present were Braun, Luttman, Tobia, Morris, Rible, Kiley, 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 announced Peddlers Village will not be heard tonight. There is no new date. A new notice will be sent out. The Lortz application has been withdrawn. The Hermann application has been carried to January 10, 2005. CJS has also been carried to January 10, 2005.

Mr. Rible recused himself on the Belmar Gas application.

**CARRIED APPLICATION**

**BELMAR GAS** – PB#17-2004 – 1801 Highway 34, Block 922, Lot 1, OR-10 zone.  
Application complete: July 29, 2004. Carried from October 25, 2004. Applicant requests permission to construct a bank. Site with variances.

Timothy Middleton, Esq. appeared for the applicant.

Entered into evidence:

PB-8 Letter from Glendola Fire Company dated October 30, 2004

PB-9 Traffic review report dated November 24, 2004 prepared by Nick Verderese

PB-10 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated November 24, 2004

PB-11 Additional Traffic review report dated November 29, 2004 prepared by Nick Verderese

A-9 Revised Preliminary and Final Site Plan dated November 2, 2004

A-10 Revised Stormwater Management report dated November 3, 2004

A-11 Rendering of Grading Drainage & Utility Plan

Attorney Rubino said there was a TRC held. CJS & Belmar Gas are contiguous. They are working together as far as grading, etc. is concerned. They were not able to come to agreement regarding sharing access.

Attorney Middleton said he spoke with Mr. Collins and he said his client will work with Belmar Gas regarding the retaining wall.

Chairman Braun said he was not present at the first meeting. He said he listened to the tapes. He will turn the proceedings over to Mr. Luttman and Mr. Kiley.

Attorney Middleton gave a brief overview. The Board heard testimony from Mr. Woodcock, Mr. Rice and Mr. Rea. The Board raised issues regarding CJS. They wanted to know if Belmar Gas and CJS could come together. They cannot. The plans were amended. With the reduction the impervious coverage was reduced to 59%. There were some other changes made to the plan. The entrance way off Route 34, there was some concern with circulation. It was originally two way. It is now one way around the building.

Mr. Woodcock said one of the main issues was impervious coverage. We made changes and reduced that. We narrowed the driveway access, ingress and egress, the drive-thru aisles were reduced, parking spaces were reduced to 19'. With those changes we reduced the impervious coverage to 59%.

Attorney Middleton asked what is the positive and negative criteria for each variance.

Mr. Woodcock said there are four variances, lot area, lot depth, width and frontage. These are basically C-1 type variances. The property is small in size. It is irregular. It is narrow. We are asking for two other variances, minimum front yard setback and lot coverage. These are required due to the size of the property.

Attorney Middleton said a lot has to do with the shape of the lot. Mr. Woodcock said that is correct.

Attorney Middleton asked the Board if they had any questions otherwise he will go over the review letters. In the Engineer's letter of November 24, 2004, page 3, the variances were discussed.

Attorney Rubino said to discuss the stacking. Mr. Woodcock said the ordinance requires stacking for 10 standard vehicles. We have three drive-up lanes. You can stack eight cars just to the back of the building. We could stack 12 – 14 cars. The width is 30'. If cars want to bypass the drive-up lanes they can.

Mr. Gerken said he asked for 175' without hindering the parking in the rear. Can we have a sketch? Attorney Middleton said he will provide one.

Mr. Woodcock said we are asking for two waivers. A waiver for minimum curb radii and sidewalks.

Attorney Rubino said to go over Items 3 & 4 in Mr. Gerken's letter. Mr. Woodcock said a 10' setback to any street line is required and we are providing 5'. It is related to the width of the

property. The ingress and egress entrance on West Hurley Pond Road we are at 5.6' where 30' is required. If we give 30' it would bring us up to the intersection.

Attorney Middleton said he received a favorable letter from Schoor DePalma regarding traffic circulation.

Attorney Middleton said to go over Items 5 & 6 on Page 5 of Mr. Gerken's letter. Mr. Woodcock said on the south property line we are proposing a retaining wall. It is far enough away from the property line. We will provide the information to Schoor DePalma.

Mr. Woodcock said they plan on using a slab. We may like a basement. If we decide on a basement we will submit those plans to Mr. Gerken. Attorney Middleton said the basement will be used for storage only.

Mr. Woodcock said there are no wetlands on sight. We will research that and have it certified. Attorney Middleton said instead of a formal LOI we will have someone go out to the sight and certify it. Mr. Gerken agreed.

Attorney Middleton said a loading area is not required because it is a bank. We can put in signs for deliveries only. Committeeman Tobia said next to the handicap parking spaces.

Attorney Middleton said the applicant can comply with grading and drainage requests. He said they can comply with everything else.

Attorney Rubino said to Mr. Gerken you are not requiring an LOI. Mr. Gerken said no, we are satisfied that there are no wetlands there. Attorney Rubino said you are requiring a letter from their engineer. Mr. Gerken said yes.

Mr. Luttman said the traffic study had a few comments regarding Hurley Pond Road restrictions. The Board desires to see an island to control right in and right out only. Chairman Braun said the traffic memo he received today suggested right in and right out only during certain hours. The Board felt that was too confusing. The Board felt that the driveway on Hurley Pond Road should be angled for the right out and angled right in. Mr. Rea said the only concern he has is that it would have to be very small island. It would have to be mountable. It would have to be something that tires could ride up on. It is the only way we could fit a small island in there. Mr. Gerken said flare the radius out. Mr. Rea said they could do that. Chairman Braun said the Board members are satisfied. The Board would like to have a Police Department representative at any meeting with DOT. Captain Morris has concerns about getting out on the side. Captain Morris said he would just like to go with the traffic expert. Right in and right out only. I would agree with that. Left out would be difficult and hazardous. Mr. Rea said they would put stripping and signs regarding the island.

Attorney Middleton said they can comply with the planner's review letter.

Committeeman Tobia asked Mr. Gerken about utilities. Mr. Gerken said there is water at the jug handle. Sewer is on the other side of the road. CJS is proposing extending it. Attorney Middleton said this applicant may have to look at a septic system. We would not want to wait for CJS. Committeeman Tobia said to run the dry piping. Mr. Gerken said if they need a septic system they need an interim plan. It would have to be temporary. After that they would have to re-landscape.

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. Variances are granted. Waivers are granted. The applicant will comply with the requirements of Freehold Soil Conservation District and Monmouth County Planning Board. The applicant will obtain approval from NJDOT. The applicant will comply with ADA requirements. The applicant will obtain approval from NJDOT regarding airport hazard zone. The applicant shall submit an application for Subtitle 1 of Title 39. The applicant will provide a letter from their engineer certifying there are no wetlands on site. The applicant shall comply with the review letter from Wall Township Police Department. If a meeting with NJDOT is required Wall Township Police Department must attend. The applicant will comply with review letters from the Board Professionals. The applicant shall provide a diagram of compliance with 175' stacking requirements. If a basement is built it will be used for storage only. Mr. Manson seconded the motion, which was unanimously approved by a roll call vote. (Messrs Kiley, Manson, Luttmann, Morris, Tobia and Braun voted yes.)

Mr. Rible returned to the meeting.

### **REVIEW AND RECOMMEND**

**ORDINANCE NO. 32-2004** – Amending OP Zone to Permit the Use of Physical Occupational Speech Therapist and Audiologist. Ms. Bergailo said this ordinance is adding offices of physical, occupational and speech therapists and audiologists to the OP-2 and OP-10 zones. The Master Plan does not say anything about these uses. Medical is already approved in the zones.

Mr. Rible moved to recommend to the Township Committee that Ordinance No. 32-2004 be adopted. Mr. Kiley seconded the motion, which was unanimously approved by a roll call vote. (Messrs Rible, Kiley, Luttmann, Manson, Morris, Tobia and Braun voted yes.)

**ORDINANCE NO. 38-2004** – Amending Chapter 140 Land Use – OP-10 and OR-10 to Include Sports Training Facilities. Ms. Bergailo said this ordinance is adding indoor sports and recreation instruction to the OP-10 and OR-10 zones. Similar uses are permitted. The Master Plan does not say anything about these uses. It is consistent with the Master Plan.

Mr. Manson moved to recommend to the Township Committee that Ordinance No. 38-2004 be

adopted. Mr. Luttman seconded the motion, which was unanimously approved by a roll call vote. (Messrs Manson, Luttman, Kiley, Morris, Rible, Tobia and Braun voted yes.)

**MINUTES TO BE APPROVED**

Committeeman Tobia moved to approve the minutes of the Regular and Workshop Meetings of September 13, 2004 and October 4, 2004. Mr. Luttmann seconded the motion, which was unanimously approved by a roll call vote.

There being no further business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 8:22 P.M.

Respectfully submitted,

Betty Schinestuhl  
Recording Secretary