

**WALL TOWNSHIP PLANNING BOARD  
MINUTES - REGULAR MEETING  
MUNICIPAL MEETING ROOM  
JUNE 1, 2009**

Chairman Aromando called to order the regular meeting of the Wall Township Planning Board at 7:40 P.M. Members present were Laurie Aromando, second alternate George Bednarski, first alternate Kristin Coman, Dominic DiRocco, Mary Hearn, George Newberry, Attorney Hirsch, Engineer Rooney, Planner Bergailo, Planning Board Secretary Lang, Planning Board Recording Secretary Schinestuhl and Court Reporter Arnone. Members Luttman, M. Clayton, T. Clayton, Farrell and Addonizio were not in attendance.

Chairwoman Aromando announced the meeting was being held in accordance with the "Sunshine Law" and a resolution adopted on January 12, 2009.

**SALUTE TO THE FLAG**

**CARRIED APPLICATION**

**SEA GIRT CENTER LLC – PB#2-2009** – 2100 Highway 35, Block 723, Lot 2, HB-80 zone. Application complete: February 23, 2009. Carried from April 20, 2009. Applicant requests permission to renovate existing office/retail building to retail use only, parking lot improvements including re-striping, new curb islands, pavement overlay and additional landscaping. Site with variances.

Jennifer Krimko, Esq. appeared for the applicant.

Attorney Krimko said she is familiar with all of the issues that were discussed at the last meeting. She would like to address some of those issues. The main issue was the landscaped diamonds. They will be 4' X 4' not 6' X 6'. She said she reviewed the impact it would have on the parking spots if made 6' X 6' and what benefit it would have to the trees. There is no benefit to the trees and there would be a detriment to the parking.

Entered into evidence:

A-12 Photo showing 6' X 6' and 4' X 4' diamonds

Attorney Krimko said with the 6' X 6' you lose the depth of the parking spaces. We will work with the landscape architect.

Chairwoman Aromando asked Ms. Bergailo do you have an issue with 4' X 4'. Ms. Bergailo said if they agree to irrigate them they are okay. Chairwoman Aromando said we will accept the 4' X 4'.

Attorney Krimko said she doesn't know if we agreed to irrigate them. Chairwoman Aromando said we did discuss that. Attorney Krimko said we would irrigate the landscaped area. They

would have to break up the entire parking lot to put in irrigation. You can make a condition of approval to replace dead trees. Ms. Bergailo said they would have to break up the parking lot to get irrigation. We can make it a condition of approval after a certain amount of time if the trees did not survive they would have to irrigate it. Chairwoman Aromando said a performance bond for four or five years. Attorney Krimko said we are comfortable with that.

Deputy Mayor Newberry said will the entire site lighting being used be the same. Attorney Krimko said yes. Attorney Krimko read Item 8.4 in the T & M review letter. "We recommend the light pole foundations be set back a minimum of three feet from the curb to avoid vehicular interference." We are fine with that. There are some spots where it is physically impossible. Mr. Rooney asked where.

Sean Savage, previously sworn, said on the south portion near the bowling alley. The lights right on the edge. On the north portion the spaces between two curb lines would not allow you to do that.

Deputy Mayor Newberry asked to raise the height of the foundation by another 30". Mr. Savage said he thinks it is already 30'. Deputy Mayor Newberry said leave the 3' where you would have protection just raise it to 30". Mr. Savage agreed.

Attorney Krimko said the signage will be similar. On 35 there will be personalized signs. We will allow the tenants to maintain their logo. Ms. Hearn said she agrees. Make it more consistent. Make the background uniform. Attorney Krimko said your ordinance maximum size would be the uniformity. .

Charles P. Dietz, previously sworn, said you have a three dimensional drawing. One shows the south façade, the other one shows the façade from 35. We are adding a parapet. We are going from office to retail. 5' sign area just above the store fronts on the south side. If you turn the corner and go to the north we will take the white trim piece and carry it around. There will not be a large variation. We did break up the façade by adding bump outs. That is on two sides. There will be a working clock. We would like the opportunity to put the name of the shopping center on that façade. We are proposing on the two story side end unit to have a second façade sign.

Chairwoman Aromando said there were some issues with the architectural detail. Ms. Hearn said the stripes are thin and small for the building either eliminate them or add to them. Mr. Dietz said the stripes are 40' and one is more than 20'. Attorney Krimko said what if we made them a little lower. Mr. Dietz said the two arches are the only things that can be lower. Ms. Hearn said the length of the south portion is 290' and 20', 40' and 20' are too small. Chairwoman Aromando recommended 40', 40' and 40'. Ms. Hearn said personally I would like them to all run together. Mr. Dietz said we can't do that structurally. Ms. Hearn said she is an architect and she thinks they should be eliminated. Chairwoman Aromando said she likes them there. That building has been there since the 70's. We are trying to work with an existing building. She said she is ok with it.

Deputy Mayor Newberry said he understands if it were a new building we would have a lot more leeway. We don't want it to look like a strip mall. Leave them alone.

Attorney Krimko said the Board said a traffic expert would not be necessary. I have gone over everything the Board requested.

Deputy Mayor Newberry asked what is being done with the signage. Attorney Krimko said we are eliminating the back drop.

Deputy Mayor Newberry asked about lighting. Mr. Dietz said they will be internally illuminated.

Ms. Hearn asked is there a hardship in making the signs consistent.

Ms. Bergailo asked what color is the Old Mill Plaza lettering. Attorney Krimko said they haven't gotten that far. Mr. Dietz said it will be one of the primary colors. Chairwoman Aromando said we have an ordinance for the color of the building. Attorney Krimko said your ordinance does not regulate color as far as signs.

Ms. Hearn asked if the awnings were a specific color. Mr. Dietz said black.

Ms. Hearn asked about the signs. Mr. Dietz said it would be difficult to illuminate a black sign. Ms. Hearn said it does need contrast. Attorney Krimko said great attempts are being made to make this a classy looking center. Chairwoman Aromando said non-neon signs.

Ms. Bergailo said where the Old Mill Sign is will there be a tenant sign. Mr. Dietz said it depends how far the tenant goes. Ms. Bergailo said it would be instead of Old Mill Plaza. Mr. Dietz said it will not be both.

Ms. Bergailo asked about the sign variance on the west façade what square footage are you seeking for those. Mr. Dietz said we are not asking for a variance for size just the number.

Mr. Bednarski asked if the marquee has enough room for all the retail, the free-standing sign. Mr. Dietz said it will be reclad. I will leave that to the owner to decide who is on the sign or not.

The application was open and closed to the public.

Ms. Hearn moved to approve the application subject to the applicant must comply with the review letters from the Board Professionals. The applicant shall comply with the review letter from Wall Township Fire Prevention. Variances are granted. The stone picnic area on the south is to be eliminated. The applicant shall install safety fencing between the parking area and picnic area. The aisles along the south to be changed from 25' to 24'. Water quality treatment shall be added as discussed. Light pole foundation increased to 30" within 3' of the curb. The height is to be consistent. Mr. DiRocco seconded the motion, which was unanimously approved by a roll call vote. (Ms. Hearn, Messrs. DiRocco, Bednarski, Ms. Coman, Mr. Newberry and Ms. Aromando voted yes.)

**MINUTES TO BE APPROVED**

Mr. DiRocco moved to approve the minutes of the Regular and Workshop Meetings of April 6, 2009 and April 20, 2009. Deputy Mayor Newberry 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 8:15 P.M.

Respectfully submitted,

Betty Schinestuhl  
Recording Secretary