

**WALL TOWNSHIP PLANNING BOARD
MINUTES - REGULAR MEETING
MUNICIPAL MEETING ROOM
JULY 20, 2009**

Chairman Aromando called to order the regular meeting of the Wall Township Planning Board at 7:40 P.M. Members present were Ralph Addonizio, second alternate George Bednarski, first alternate Kristin Coman, Dominic DiRocco, Timothy Farrell, Todd Luttmann, George Newberry, Attorney Hirsch, Engineer Dahms, Planner Bergailo, Planning Board Secretary Lang, Planning Board Recording Secretary Schinestuhl and Court Reporter Arnone. Mayor Clayton. Captain Clayton, Ms. Aromando and Ms. Hearn 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

Mr. Luttmann announced the Metrovation application will be carried to October 5, 2009 and no re-noticing is required.

NEW APPLICATIONS

ATLANTIC CORPORATE CENTER, LLC – PB#4-2009 – 2317 Highway 34, Block 829, Lot 1.01, OP-2 zone. Application complete: May 4, 2009. Applicant proposes to construct a 10,000 s.f. one story child care center with playground on an approved pad site. Site

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

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

Entered into evidence:

- A-1 Jurisdictional Items
- A-2 Site plan prepared by KZA Engineering last revised August 7, 2008
- A-3 Colored rendering of proposed buildings
- A-4 EIS prepared by Environmental Management Group dated October 2005
- A-5 Site impact analysis prepared by KZA Engineering
- A-6 Operational Statement
- A-7 Monmouth County Board of Health plan review dated June 9, 2009
- A-8 Parking demand study prepared by KZA dated July 8, 2009

- PB-1 Engineering plan review prepared by Charles Rooney dated June 10, 2009
- PB-2 Planning plan review prepared by Cheryl Bergailo dated June 18, 2009
- PB-3 Bureau of Fire Prevention plan review dated May 7, 2009
- PB-4 Wall Township Environmental Advisory Committee plan review dated May 28, 2009
- PB-5 Plan review by Ken Critchlow, DPW

- A-9 Colored rendering of site plan approved by the Board
- A-10 Site plan as proposed this evening, July 20, 2009
- A-11 Photo of site as it is today
- A-12 Architectural rendering of what the building will look like
- A-13 Architectural elevation of proposed building
- A-14 Architectural plan of the proposed building
- A-15 Maximum parking exhibit

Sworn by Reporter Arnone:

Rich Kenderian
Cheryl Bergailo
Gary Dahms

Mr. Kenderian gave his credentials which were accepted by the Board.

Attorney Middleton said the applicant is here for an amendment to site plan approval. In 2006 it was approved to construct three separate office buildings. That approval is being amended. In lieu of the three office buildings the third building will be a 10,000 s.f. child daycare. Most of the Board's concerns were due to parking. Mr. Kenderian will describe the application approved and as proposed.

Mr. Kenderian said the amended site plan is for block 1.01 and 1.02. Block 1.01 will be subdivided into two lots for financing and tax purposes. It will remain under the same ownership. Block 829 the entire site is considered as one. The application was approved January 9, 2006 for three buildings including a medical office. We are proposing to amend the third building to the south of the site. The original square footage was 52,140 s.f. and the new proposed building will be 51,400 s.f.

Attorney Middleton said after the first approval there was an administrative approval.

Mr. Kenderian explained the Board approved two two-story office buildings, a medical/dental office of 20,000 s.f., a general office of 21,400 s.f. and an 8,140 s.f. single-story medical office. The proposed new building will be 10,000 s.f. The ordinance allows 60% impervious coverage and we are at 50%. Half the site is landscaped. There is also a trail to the bike path. He said his office is in the middle building.

Mr. Kenderian explained the building will be stone and stucco. There will be circulation throughout the site and adequate parking throughout the site. We will still have a surplus of parking. We are serviced with full utilities, curbing, paving, etc. Stormwater management systems are in place. The child care center is a permitted use. It is an inherently beneficial use. It is well suited for this site because it is off the back of the main thoroughfare. It is near a wooded area. The playground will be to the south. The complex is 80% full.

Mr. Kenderian explained the proposed 10,000 s.f. single story building will be comparable to the buildings on site. The design is comparable. The buildings are very similar.

Mr. Luttmann asked about the color. Mr. Kenderian said pretty close to the rendering. They will be the same as what is there today. They will match.

Mr. Kenderian explained 264 total stalls are proposed. T & M came up with 266 so we are two short. To the south side there will be a fenced in playground. There will be no access from outside. No children are allowed out without supervision.

Mr. Kenderian said the licensing will be for a maximum of 25 employees and 195 school children. We are proposing a technical sub-division. The site will continue to function as one.

Mr. Kenderian said, regarding lighting, there will be similar type of lights on the side. The lighting will not cause a glare. There will be three fixtures for this building.

Mr. Kenderian said we are reducing the impervious coverage slightly and there will be a reduction in flow. This is not in the CAFRA zone. All run-off will go underground. The northern portion of the site is fully developed and with all the rain we have had there has been no problem.

Mr. Kenderian went over the operation of the day care center. He said this will be run by Children of America. It is a national corporation. They will operate it. The children will be from six weeks to twelve years. They have qualified teachers. There will be a maximum of 220 including 25 teachers. The hours will be from 6:00 AM to 6:30 PM. Drop off will be from 6:00 – 9:00 AM it depends on the schedule of the children. 4:30 – 6:30 PM will be pick up. The maximum cars for pick up will be 5 – 10 and they will be there for 4 – 9 minutes. The children are dropped off, ushered inside and handed off to the teacher. Children are never unattended. There are circuit cameras throughout the site.

Attorney Middleton said you have testified regarding parking for day care centers before. Mr. Kenderian said yes. We have done well over 100 day care facilities. We have a vast amount of experience.

Attorney Middleton said you have a vested interest because you own this building and the building next door. Mr. Kenderian said yes we own the facility and I understand how important it is to have ample parking.

Mr. Kenderian said we did an extensive study regarding parking. We did counts on three facilities. These facilities are rarely full. We did all our studies based on a full child care center. We counted the number of employees as well as the number of children enrolled in those facilities so that we could project the numbers. We looked at it when the children were dropped off. It took about ten minutes. Pick up was a little longer. We counted 6 – 15 drop offs per hour per parking stall. Office buildings are more constant everyday, medical more on Friday.

Attorney Middleton asked the employees that come into the office early are they going to be parking to the side or to the rear of the building. Mr. Kenderian said they will be asked to park at the rear of the building. The front is generally for drop off and pick up.

Mr. Luttman asked if there will be buses. Mr. Kenderian said no.

Mr. Bednarski said he has a concern about parking. Mr. Kenderian said the day care will be licensed for 195 children and 25 employees. Mr. Bednarski said based on those numbers there could be 25 employees parked there in the front and then parents. The only way to get out is to back out. Why don't you designate drop off and pick up. Mr. Kenderian asked the ones in front of the building. Mr. Bednarski said yes. Mr. Kenderian said I don't see a problem with that.

Mr. Farrell asked if there will be any kind of night operation. Mr. Kenderian said there will be two open houses a year but the office complex is empty at that time.

Deputy Mayor Newberry asked school age children there won't be an after care type program. Will they function as a school? Mr. Kenderian said his understanding is it is a school. Deputy Mayor Newberry said a functioning school for school age children. Mr. Kenderian said yes.

Mr. Addonizio asked will there be holiday parties where you will have an influx of parents. Mr. Kenderian said no to the best of his knowledge.

Mr. Farrell asked about the trash enclosure. Mr. Kenderian said they will be sharing the one on site. It was designed for those two buildings. There are two large enclosed steel receptacles.

Mr. Farrell asked about the basement. Mr. Kenderian said no basement. Mr. Farrell asked where the mechanicals will be. Mr. Kenderian said on the roof. Mr. Farrell asked will they be shielded. Mr. Kenderian said they are substantially lower than the roof.

Mr. Farrell asked about security lights on the building. Mr. Kenderian said yes there will be decorative lights on the columns. Mr. Farrell asked if the lights will be on all night. Mr. Kenderian said security lights will be on all night. Mr. Farrell asked about pole lights. Mr. Kenderian said they will go off about midnight.

Mrs. Coman asked about the four exterior doors. Mr. Kenderian said they are for emergencies only.

Mr. Dahms said look at the report on page 2 of 4 regarding parking. Qualify that date. Mr. Kenderian said they meant June.

Mr. Dahms asked in the parking report is that current enrollment actual students. Mr. Kenderian said actual students.

Mr. Dahms asked Mr. Kenderian to describe the access and circulation coming in and out. Mr. Kenderian said there is one access point located south of the building. It is a quarter mile site.

Mr. DiRocco asked Mr. Dahms what his thought is on how this would operate. Mr. Dahms said his concern is vehicles leaving will block the drop off area. There should be a sign placed prior to that driveway "Do Not Block Intersection".

Mr. DiRocco asked Mr. Dahms if he had a fear of stacking. Mr. Dahms said yes. Mr. Kenderian said you may need more than 12 but those stalls will always be available. The traffic patterns are not unusual.

Mr. Farrell asked about the sign variance. Mr. Kenderian said we are creating separate lots. Our existing sign is 150 s.f. We are providing a small 50 s.f. monument sign to the south of the access. It will be 5' high by 10' wide. It's small. It's attractive.

Entered into evidence:

A-16 Photo of proposed sign

Mr. Farrell asked if the rendering was to scale. Mr. Kenderian said yes.

Attorney Middleton said they will comply with all review letters.

The application was open and closed to the public.

Ms. Bergailo said she needs some testimony regarding the front yard variance. Mr. Kenderian said it is for the portico. It will be setback 101'.

Mr. Farrell moved to approve the application 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 must comply with NJDOT as it relates to Route 34. The applicant shall submit an application for Subtitle 1 of Title 39. The applicant will comply with Wall Township Affordable Housing Trust Fund and ADA requirements. The applicant shall comply with the Wall Township Fire Official review letter. The applicant shall comply with the review letters of the Board Professionals. Variances are granted. The color of the façade will match the two other buildings and be approved by the Board Planner. Restrict employee parking on side of building. No more than 25 employees and 195 children. Designate parking spaces as drop off area. A sign "Do Not Block Intersection" shall be installed. Twelve spaces at the front north side of the building shall be designated for children drop off. No buses. No basement. Open house shall be limited to two times per year. Mr. DiRocco seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Farrell, DiRocco, Addonizio, Bednarski, Mrs. Coman, Messrs. Newberry and Luttmann voted yes.)

8:45 P.M. the Board recessed.

8:55 P.M. the meeting resumed.

ATLANTIC MEDICAL IMAGING, LLC – PB#5-2009 – 2399 Highway 34, Block 845, Lot 31, OP-10 zone. Application complete: May 7, 2009. Applicant seeks to construct additional monument sign on south side of Route 34 entrance to be same dimension as existing monument on north side of entrance. Site with variances.

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

John Giunco, Esq. appeared for the applicant.

Entered into evidence:

- A-1 Jurisdictional Items
- A-2 Amended site plan consisting of two sheets
- A-3 Monmouth County Board of Health plan review
- A-4 Sign detail

PB-1 Engineering plan review prepared by Charles Rooney dated June 8, 2009

PB-2 Planning plan review prepared by Cheryl Bergailo dated May 14, 2009

Sworn by Reporter Arnone:

Sean Savage
Dr. Stephen McManus
Sanyogita Chauhan
Dr. Hiren Patel
Cheryl Bergailo
Gary Dahms

Attorney Giunco said this is for the Executive Center on 34. There are four signs on the site. Atlantic Imaging occupies one complete building on the site. They have a problem. They have been there for four years and they are facing issues. People drive by the center. Patients call and say I'm on 34 where are you? In addition to having the façade sign the landlord added Atlantic Imaging to the marquis. They are still having the same issues. There are four buildings on 11 acres. Mr. Savage will describe the site and where they are proposing to put the sign.

Entered into evidence:

- A-5 Sign variance plan

Mr. Savage gave his credentials which were accepted by the Board.

Mr. Savage explained the site is fully developed. There are four buildings on site. The site is on the south side of 34. It is just south of Paynters Road and north of Holly. The existing sign is on the north side of the 34 entrance. The proposed sign will mirror that sign except for lettering. The sign will be 18½' back from the ROW line. It will be a 36 s.f. ground mounted sign.

Entered into evidence:

- A-6 Existing sign photo
- A-7 Colored rendering of proposed sign

Mr. Savage explained there are three variances required. One of the signs is located on Paynters Road, one is a small directional sign and the other is the existing entrance sign. There is a variance needed for height. The proposed sign will be 6' based on flat ground. The grade slopes back toward the site.

Attorney Giunco said the variance is needed because of the slope on the sight. It is the same size as the existing sign. Mr. Savage said it will be an identical sign except for the lettering. It will be the same on both sides.

Attorney Giunco stated about one and one half years ago we came back for a sign package within the site. He said the location in terms of setback is consistent with the ordinance. Mr. Savage said yes.

Attorney Giunco said there are four buildings on site. Mr. Savage said correct.

Attorney Giunco said the height variance will not have an adverse impact. Mr. Savage said no.

Mr. DiRocco said you have a fact sign, sign adjacent to the entrances and two other signs indicating the address. Attorney Giunco said the sign 300' from the driveway on Paynters Road has the address.

Mr. DiRocco said two signs indicate AMI. Attorney Giunco said they are only visible from the south side. Mr. Savage said they are on the north side of the building. Mr. DiRocco asked this is for people traveling north bound on 34. Mr. Savage said this will also benefit the people traveling south bound. There is a small AMI sign on the existing sign. Going 55 MPH it is hard to see. Mr. DiRocco said if an individual can't see the four other signs what makes you think they will see the sign past the entrance. Mr. Savage said the first sign just says entrance 300'. A sign with AMI on it would help. Attorney Giunco said after listening to the doctor you will understand more.

Mr. Bednarski said you mentioned three variances. Attorney Giunco said sign height, number and sign area.

Mr. Addonizio asked have you approached the owners about possibly going with one name on the existing sign. Attorney Giunco said the landlord is aware of the problem and he thought this would be more aesthetically pleasing.

Mr. Addonizio said from his own experience driving that way the only thing I see is the AMI sign on that tower. I can't see the need for a big sign. It is not that hard to describe how to get to this location. Another sign is not going to make that much difference. Attorney Giunco said you should hear from the doctors themselves and I think it might help you.

Mr. Addonizio asked what about taking over that whole sign. Attorney Giunco said it does have other tenants. Mr. Addonizio said if this existing sign is good enough for everyone else next week we are going to have them coming in asking for a sign. Attorney Giunco said the problem

is this sign is not working.

Mr. Farrell asked if the applicant is going under AMI or Atlantic Medical Imagining. If the Board were to approve this it should read Atlantic Medical Imagining. A lot of people are not going to know what AMI is.

Mr. Newberry asked is it your intent to have this sign illuminated. Mr. Savage said it will be the same as the existing sign. Attorney Giunco said it will have a spotlight on it. Mr. Addonizio said on a white background. Attorney Giunco said that is what we are proposing.

Dr. Patel explained he is associated with AMI.

Attorney Giunco asked Dr. Patel to explain to the board why we are going through this request and what you are experiencing. Dr. Patel said he is on site everyday. He said he has been for four years and to this day we still receive complaints that people are not able to find our facility. It is not just patients that are in our community some are from far away. They may not be familiar with our neighborhood. This is a problem we are facing. Based on a time schedule we need to run like clock work. If they arrive late they may not be able to get the test done that they need. It is an inconvenience. Not every test can happen at any time. This is a very serious appointment that they can't miss. They need to come because they have a serious medical issue. We take it very seriously. We have been trying to work in small steps. Driving north on 34 they can't see the Paynters Road sign. If they are coming north there is no sign showing the patients we are on the left. We think that this extra sign will help both north and south traffic.

Attorney Giunco said these machines are not available in other locations. Dr. Patel said there are not many facilities in the whole State of New Jersey. We do every single type of imaging.

Attorney Giunco said most of your patients are referred by other doctors. Dr. Patel said yes and some are walk-ins. We are unique and they must find us.

Attorney Giunco said you had direct conversations with patients. Dr. Patel said it happens more than he can count. He said he has been at this facility for more than four years. There is no way they see the tower sign. It is behind you and to the left. He explained it is not everyone driving at the same level there are different levels of mental state.

Dr. Patel said as much as the patients rely on us to help them they rely also on their own doctors. Because they are lost it reflects on their physician. We have tried other options.

Dr. McManus said when traveling north on 34 you have to get in the right hand lane to get to the jug handle and come back to our facility. They don't see it and they make it to the circle. There is an open MRI on the circle and they end up there.

Dr. Patel said we have had a very positive response from our logo to change it would be confusing.

Mr. DiRocco said can't you identify the facility by the address. Dr. Patel said we give the address and description. Mr. DiRocco said on the sign near the entrance the address is indicated. If coming north bound if you don't see that sign you are not going to see the proposed sign.

Dr. McManus said heading north on 34 you can't see the tower. 2399 Ramshorn Executive Center is 3' X 4' it is not near the driveway it is 300' away from the driveway.

Mr. DiRocco said the sign has the address on top if they can't see that they won't see the proposed sign. Do you give them the address? He said his concern is if a motorist going north bound can't identify the sign with an address on it do you believe they will see the sign you are proposing. Dr. Patel said the sign that is currently there says 2399 Ramshorn Executive Center. The sign we are proposing is different it clearly identifies us in this plaza.

Dr. Patel said this would only be a second sign the other two are very far away. The third sign has our AMI in small writing and it is still not working.

Mr. DiRocco said what about other forms of advertisement. Dr. Patel said there is no longer a billboard on 34. Mr. DiRocco said he wants to make sure this sign will work and his other concern is there are hundreds of businesses in town who would love to have signs all over the place. We have an ordinance for a reason.

Dr. Patel said the quality of the sign needs to be considered. This is a serious medical office. It is a real credit to our community.

Dr. McManus said we did have a billboard and we still had this problem. Coming north on 34 is a constant problem. We are not sure that this will solve this problem. Talking to the patients and doctors we think this is our best chance at solving this problem. We feel strongly that this will give us a little more visibility.

Mr. Farrell said he believes the address is more important than anything else. He doesn't think this is going to help identify the office.

Dr. Patel explained they have many different kinds of patients. He said they are still receiving complaints and issues from patients and referring physicians. We are at the crest where 34/35 meet. It is a pretty busy intersection. There is a light there. Some people may use the address; some go by logo, by what their friends tell them. He said he is trying to ask the Board to see the patient's perspective.

Mr. Luttman said one day you may not be there and then we have another sign. A new tenant may want their name on that sign.

Attorney Giunco said we can make the sign run with the lease. The sign is needed for AMI and that is what we are asking for.

Mr. Addonizio said the problem is people not giving themselves enough time or the directions are not adequate. A sign is not going to fix your problem.

Dr. McManus said the problem that we have found seems to be more coming northbound. They have trouble seeing the sign. We are giving the address and they are still not getting there. We do think this will help.

Mr. Addonizio said you already have a sign out there with the name of the complex and there are landmarks.

Mr. Bednarski suggested just highlighting the logo on the existing sign. Dr. McManus said he is not sure he agrees with that. There is very little space on the sign. It is a 55 MPH road. It is on the right hand side. You have to know when to get to the right to get to the jug handle.

Attorney Giunco said we can enlarge the existing sign to double the size. We can put the AMI logo on it. We can change this application and ask for a larger sign. We can lift it up and make it larger. We will have 2399 Ramshorn Executive Center and put AMI underneath.

Deputy Mayor Newberry said the existing is 36 s.f. Take it up to 6'. Mr. DiRocco said he thinks we are going down a better road now. Maybe come back with a revised plan.

Attorney Giunco said make it 72 s.f. and 8' high, slide it right in and keep the brick structure the way it is.

Mr. Luttmann said he would prefer you change the size of the existing sign. I would like to see a set of plans before we move forward.

Mr. Addonizio said he likes the idea of one sign but he doesn't want to see it jump up above the brick work. Attorney Giunco said you are concerned about the number of signs. Mr. Addonizio said something higher is going to catch your eye more than another sign, something a little higher. Mr. Bednarski said 8' is a little excessive. Mr. Dahms said you don't need double the size. Attorney Giunco said 6½'. He said we need to get a little higher brick work.

Deputy Mayor Newberry said 1½ - 2 years ago we dealt with a number of signs on this site. We saw 13 - 15 photos showing the new signs. One of those photos showed there was a safety hazard. We agreed that bollards would be installed and they have not been. Attorney Giunco said the property owner thinks they are in compliance.

Mrs. Coman asked on the existing sign the AMI what is the actual color. Dr. Patel said dark navy blue. Mrs. Coman suggested change the color to something that would stand out. Dr. Patel said he doesn't think changing the color, font will make a difference.

Attorney Giunco said we will enlarge the sign showing 2399 Ramshorn Executive Center - AMI. Mrs. Coman asked for the square footage. Attorney Giunco said basically 6½ X 9, maybe 57 s.f. - 60 s.f.

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Mr. Luttman said he would like to see a rendering.

Mr. Luttman said this application will be carried to September 14, 2009.

Attorney Giunco waived the time limits.

There being no further business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 10:15 P.M.

Respectfully submitted,

Betty Schinestuhl
Recording Secretary