

The February 10th, 2020 Regular Meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Dan Cortese presiding.

PRESENT

Dan Cortese, **Chairman**
Mark Dykoff, **Committeeman**
Karen MacArthur (6:52pm)
Al Nappi
Gary Quinn (6:38pm)
Steven Kennis, **Mayor**
Neil Marine, **Alternate #1**
James LeTellier, **Alternate #2 (6:39pm)**

ALSO PRESENT

Terry Brady, Esq., **Board Attorney**
Bruce Jacobs, PE, PP CME, **Board Engineer**
Susan Connor, **Board Secretary**

ABSENT:

Jeff Dostal
Robert Laureigh, **Vice-Chairman**
Christopher Reid

Chairman Cortese announced that the Lacey Township Planning Board has provided public notice of this evening's meeting on the 24th day of January in the Asbury Park Press and in the Beacon on the 30th day of January 2020. Chairman Cortese also reminded all applicants and interested parties present attending this meeting that the Planning Board will not entertain any application testimony past 11:00 PM.

Chairman Cortese requested that all rise and salute the Flag. The roll was called and as a result Dostal, Laureigh, Reid, MacArthur, Quinn and LeTellier were found to be absent.

MINUTES:

Chairman Cortese asked for a motion to approve the minutes of the December 9th, 2019 regular meeting. Motion to approve the December 9th, 2019 regular minutes was made by Mr. Nappi, seconded by Mayor Kennis.

Roll Call Vote:

For: Nappi, Kennis, Dykoff, Cortese
Against: None
Abstain: None
Not Voting: Marine
Absent: Dostal, Laureigh, Reid, MacArthur, Quinn, LeTellier

VOUCHERS

Chairman Cortese asked for a motion to approve the invoices submitted to the Board.

Brady – Invoice #21138-General Billing 1-31-2020 \$434
Brady – Invoice #21152 -19-MnS-06 Schoeneberg 1-31-2020 \$46.50
Brady – Invoice #21119-20-SP-01 Aldi 1-31-2020 \$62.00
Brady – Invoice #21135-20-SP-02 Holtec Oyster Creek 1-31-2020 \$418.50
Brady – Invoice #21148-20-SP-03 Nilon 1-31-2020 \$124.00
Brady – Invoice #21139-20-ADM-01 Lanoka Harbor Associates 1-31-2020 \$74.50

Gravatt – Invoice #37017 19-MnS-06 Schoeneberg – 1-31-2020 \$155.00
Gravatt – Invoice #37018 20-SP-01 Aldi, Inc. – 1-31-2020 \$77.50
Gravatt – Invoice #37019 20-SP-02 Oyster Creek – 1-31-2020 \$310.00

Gravatt – Invoice #37020 20-SP-03 Old Time Automotive – 1-31-2020 \$1,433.75
S. Connor – Invoice 2-10-2020 \$250.00

A motion to approve the vouchers as submitted was made by Committeeman Dykoff, seconded by Mayor Kennis and unanimously carried by the membership present.

Roll Call Vote:

For: Dykoff, Kennis, Nappi, Marine, Cortese
Against: None
Abstain: None
Not Voting: None
Absent: Dostal, Laureigh, Reid, MacArthur, Quinn, LeTellier

RESOLUTIONS:

Resolutions of the Planning Board authorizing 2020 professional appointments: Dan Cortese, Board Chairman; Bob Laureigh, Vice-Chair; Terry Brady, Esq, Board Attorney; Laura Benson, Esq., Conflict Attorney; Bruce Jacobs, PE, CME, Board Engineer; Susan Connor, Board Secretary was sanctioned on a motion by Committeeman Dykoff, seconded by Mayor Kennis.

Roll Call Vote:

For: Dykoff, Kennis, Nappi, Marine, Cortese
Against: None
Abstain: None
Not Voting: None
Absent: Dostal, Laureigh, Reid, MacArthur, Quinn, LeTellier

A.) APPLICATIONS FOR TECHNICAL COMPLETENESS

a.1) Application #20-SP-03

Preliminary & Final Major Site Plan
Block: 739, Lots: 11, Tax Map: 41
730 North Main Street, Lanoka Harbor
Submitted by **S.C.H.I.A. Inc. c/o Jeffrey & Karen Nilon** / Applicant

Mr. Jacobs summarized his review letter dated January 23, 2020 into the record indicating the subject site is currently developed as the OTA car care center and used as a motor vehicle repair garage. The applicant proposes to construct a 2200 SF building addition on the south side of the existing building to provide 4 additional service bays along with relocating the ADA parking stall and to pave the gravel staging/parking area.

Mr. Jacobs stated based on the submitted items, he would recommend that the application be deemed technically complete, provided the applicant agrees to comply with minor deficiencies in the checklist requirements.

Christopher Supsie, Esq. Attorney representing the applicant informed the Board that they are in receipt of Mr. Jacobs review letter and will agree to comply with the minor deficiencies as noted.

Motion to deem the application technically complete with the applicant agreeing to comply with the minor deficiencies was made by Mr. Nappi, seconded by Mayor Kennis and unanimously carried by the membership present.

Roll Call Vote:

For: Nappi, Kennis, Dykoff, Marine, Cortese
Against: None
Abstain: None
Not Voting: None
Absent: Dostal, Laureigh, Reid, MacArthur, Quinn, LeTellier

B.) APPLICATIONS FOR SITE PLAN WAIVERS

NONE

C.) APPLICATIONS FOR PUBLIC HEARING:

c.1) Application #19-MnS-06

Minor Subdivision

Block: 4108, Lots: 18-21, Tax Map: 114

Block: 4111, Lots: 3-4, Tax Map: 114

2532 Dover Road, Bamber

Submitted by **William Schoenberg** / Applicant

Mr. Jacobs read his technical review letter #3 dated February 3, 2020 into the record indicating the subject site is located on the northeast corner of Dover Road & and a portion of smith Road which is currently a paper street. The property contains 3.12 Acres and is located within the VR Village Residential Zone. The property is developed with a 2-story single family dwelling, paved driveway, and shed. The property is bounded by vacant wooded lots owned by Ocean County. There are single family residential dwellings across the street and in the neighborhood.

The applicant is proposing to consolidate the six lots and create two new building lots. One lot for the existing dwelling and one flag lot with 100 FT of frontage on Dover Road and 51.82 FT of Frontage on an unimproved portion of Longview Road. All access is to be from Dover Road. All Existing improvements are proposed to remain. The Pinelands Commission has confirmed that the proposed minor subdivision does not require application to the Pinelands Commission, consequently the Planning Board can hear the application. There are no variances or waivers being requested.

Mr. Jacobs stated he would recommend that the application be deemed technically complete for public hearing.

Motion to deem the application technically complete was made by Committeeman Dykoff, seconded by Mr. Nappi and unanimously carried by the membership present.

Roll Call Vote:

For: Dykoff, Nappi, Kennis, Marine, Cortese

Against: None

Abstain: None

Not Voting: None

Absent: Dostal, Laureigh, Reid, MacArthur, Quinn, LeTellier

Mr. Jacobs continued with his review addressing his technical comments along with the required outside agency requirements if the application is approved.

Gregory Hock, Esq., Attorney representing the applicant came forward to address the Board indicating the application being presented this evening is for a minor subdivision with no variances or waivers; it's basically a land shift from one owner to another giving access onto Dover Road.

Laurence Murphy, PE, Engineer came forward and was sworn under oath by the Board Attorney. Mr. Murphy provided the Board with is professional background. The Board accepted his qualifications. Mr. Murphy provided the Board an overview of the property. **A-1** was submitted and marked as a color coded map.

The Record should reflect that at 6:38 pm Board Member Gary Quinn was present

Mr. Murphy explained the highlights on the map showing the adjustment of the property line; giving the Schoeneberg lot frontage and access onto Dover Road. Even with the property line shift both lots will remain conforming. The pink highlighted property depicted on the map currently indicated the property owned by the Schoeneberg's. The property highlighted in blue depicts the property being conveyed to Schoeneberg giving them access to the pink highlighted section.

The record should reflect that at 6:39 pm Board Member Jim LeTellier was present.

Mr. Murphy stated it's his professional opinion that by shifting the line it's improving both lots. Mr. Murphy stated the applicant is asking the Board for an exception from the RSIS standards for installation of curbs and sidewalks along Dover Road; because none exists in that area. There will be no detriment to the area if this subdivision is approved. The applicant's will adhere to all the items and comments within the engineering review letter and will comply with all the outside agency approvals.

Public Comment:

The meeting was open to public comment. There being no further comments, this portion of the meeting was closed.

Motion was made by Mr. Quinn to approve the application with the stipulation that the applicant complies with the engineering technical review items and all outside agency approvals. This motion was seconded by Committeeman Dykoff and unanimously carried by the membership present.

Roll Call Vote:

For: Quinn, Dykoff, Kennis, Nappi, Marine, Cortese
Against: None
Not Voting: LeTellier
Abstain: None
Absent: Dostal, Laureigh, Reid, MacArthur

c.2) Application #20-SP-01

Minor Site Plan

Block: 314.01, Lots: 29.04, Tax Map: 30

300 North Main Street, Forked River

Submitted by **ALDI, Inc.** / Applicant

The record should reflect that Mayor Kennis would be stepping down from this application because he owns property within 200 FT and had received notice.

Mr. Jacobs read his Completeness & Technical Review letter dated December 24, 2019 into the record. Mr. Jacobs stated the Aldi Food market located in the Lacey Retail Center recently made changes to remove curb and walk, in front of the store and replaced it with a flush curb and a new walk. The walk was expanded on the south side of the building to construct a cart corral. A new walled cart corral was constructed at the front of the building. Also, a portion of the access aisle was reconstructed because the floor of the building was raised and required ADA compliant building access. Other changes to the building were the relocation of an emergency access door at the southwest corner of the building and construction of a concrete walk. The applicant also constructed a roof grate (refrigerator canopy) supported by columns over the loading area at the rear of the building that was not previously depicted on the prior plans.

During construction of the referenced improvements, the Township Engineer's Office found many issues that needed correction and it was determined that these changes would require Board approval as opposed to a field change. Consequently, Aldi is seeking minor site plan approval to make a variety of changes and a more detailed design.

Mr. Jacobs stated based on the submission he would recommend that the application be deemed technically complete.

Motion to deem the application technically complete was made by Mr. Nappi, seconded by Committeeman Dykoff and unanimously carried by the membership present.

Mr. Jacobs stated there are no waivers or variances being requested with this application.

Michael McKenna, Esq. Attorney representing the applicant came forward to address the Board indicating that Mr. Jacobs addressed all the changes correctly. They are also adding a stop sign at the corner of the store making it a four way stop between Aldi and the Home Depot.

Joshua Sewald, Engineer for the applicant came forward and was sworn under oath by the Board Attorney. Mr. Sewald provided the Board with his professional background. The Board accepted his qualifications. An aerial of the site was submitted and marked as **A-1**. Mr. Sewald stated this exhibit shows the site and surrounding development. He testified that all the proposed site changes are intended to increase the safety for the public in the drive aisles, as well as for handicap patrons. There are no variances or design waivers being proposed. It is his professional opinion that granting this application in no way will be a detriment to the public good or impair the purpose of the zoning plan. The proposed bollards will be added to the plan as requested by Mr. Jacobs. The additional stop sign being proposed as well; which he feels is a good idea for the safety of patrons.

The record should reflect that at 6:52 PM Board Member Karen MacArthur was present.

Public Comment: The meeting was open to public comment. There being no further comments, this portion of the meeting was closed.

Motion to approve the application was made by Mr. Nappi, seconded by Committeeman Dykoff.

Roll Call Vote:

For: Nappi, Dykoff, Quinn, Marine, LeTellier, Cortese
Against: None
Not Voting: MacArthur, Kennis
Abstain: None
Absent: Laureigh, Dostal, Reid

D.) ITEMS FOR DISCUSSION

NONE

E.) GENERAL LAND USE MATTERS

NONE

F.) COMMENTS FROM THE MEMBERS & STAFF

With no additional business at this time, the meeting was adjourned at 7:00 PM and unanimously carried by the membership present

Respectfully submitted,

Susan Connor, Secretary
Lacey Township Planning Board