

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD
665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On February 4, 2016

Regular Meeting, Thursday, February 4, 2016, 7:00 p.m., Municipal Court Room, 1st Floor, 665 Radio Road, Little Egg Harbor, New Jersey.

1. READING OF THE OPEN PUBLIC MEETING STATEMENT

2. SALUTE TO THE FLAG

3. OATH OF OFFICE Mr. Brady swore new alternate board member Tim Venutolo.

4. ROLL CALL

Chairman Kenneth W. Laney Jr., Vice-Chairman George Garbaravage, Mayor Eugene Kobryn, Deputy Mayor Dave Schlick, James Boyle, Jr., George Sauer, Ed Andrew, Alternate #1 and Tim Venutolo, Alternate #2.

Absent: Ann McDonald

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
Robert Mullin, PE, PP, CME of T & M Associates, Planning Board Engineer
Scott Taylor, CLA & PP of Taylor Design Group, Planning Board Landscape Architect

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Sauer, seconded by Mr. Garbaravage, the minutes of the January 7, 2016 Planning Board meeting were moved for approval. Roll Call:

Boyle - Yes	Sauer - Yes	Andrew - Yes	Schlick - Yes
Kobryn - Yes	Garbaravage - Yes	Laney - Yes	

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

- A. Informal Application #2016-01
Signature Ninth Avenue LANDCO. LLC
Block 250, Lots 2 & 2.01 / Route 539

Lisa John-Basta, Esquire for the Signature Ninth Avenue LANDCO. LLC. The contract purchaser for the site wishes to reconfigure the 2010 approval from the previous owner of the property, including a lot line adjustment between lots 2 and 2.01 and construction a separate assisted living facility, memory care unit, adult daycare center and medical offices in phases. Sworn in were applicant's engineer, Frank Baer, of WSB Engineering Group and architect, Paul Gibeault of Spiezle Architectural Group.

The medical arts building will be a separate phased-in building. The individuals attending the adult daycare facility will be brought in on mini-buses (vans) in accordance with the shift they are attending. There will be a morning shift and afternoon shift. Mr. Sauer asked if the school bus schedule was taken into consideration, which it was. The Applicant has been in contact with the school district and their mini-buses will not interfere with the school bus schedule. All storm water basins will be fenced in for the safety of the residents and children. The Ninth Avenue access was discussed. Access along Route 539 is limited to left turn in only, and right turn out only.

Sworn in the facility operator, Bruno Duvo. Mr. Duvo stated that they would operate six to eight 14 passenger vans. The vans will enter the facility by way of Ninth Avenue. All other access will have to use Route 539. Mr. Schlick asked how the employees work schedules effected the school bus and van situation. There will be 100 assisted living units, 19 memory care units, plus the adult day care. There will be 92 parking spaces for the assisted living units and 72 spaces for the medical arts building. Cross access easements and cross party easements will be required with Mystic Meadows. The maintenance of the storm water basins will be handled by the respective lot owners. Clearing for phase two will not be done until the first phase is built out. Mr. Mullin discussed the Scenic Gateway Overlay Zone requirements. The buffering along Route 529 will remain. Applicant will need CAFRA and Ocean County approvals for the project. Applicant is planning on moving forward with the construction of the first phase as soon as all approvals and permits can be obtained. It is estimated that it will take 1½ years to construct the first phase. Trash removal will be picked-up privately and the township will pick-up recycling. Applicant hopes to file a formal application within the next 2-3 months.

8. APPLICATIONS FOR CONSIDERATION

- A. Application #2007-13B
Walmart Real Estate Business Trust
Amended Preliminary / Final Site Plan
Block 278, Lot 13.01 / Route 9

Jennifer Mazaway, Esquire for the Applicant. Applicant is seeking to amend their final site plan approval for the purpose of adding an additional building mounted pharmacy sign at approximately 40 sq. ft. Applicant currently has approval for seven building mounted signs. Sworn in Applicant's architect, Perry Petrillo. Mr. Petrillo discussed the changes proposed to the site, including changing the non-impact illuminated bollards that have proven not to be effective to non-illuminated impact bollards across the front. Trash cans and benches will be black instead of blue in an effort to deter writing on them. Marked as Exhibits A-1 & A-2 were drawings from the architect showing the proposed changes. The former "pharmacy & market sign" will be changed to two separate signs for "pharmacy" (not illuminated) and "grocery." The designated "drop-off"

area will also be eliminated. Applicant also wishes to expand the bail and pallet area in the rear to include organic waste dumpsters. The organic waste dumpsters were discussed in detail. Applicant also wishes to add two rhino propane enclosures and a water bottle return area. These areas will be controlled by cashiers inside the building, no outside sale. Mr. Mullin discussed his report dated January 25, 2016. Mr. Mullin discussed the bollard spacing and feels the spacing of same should be reconfigured. Mr. Taylor discussed his letter dated January 27, 2016. He discussed the exact location of the rhino cages and water bottle return since outside sales are prohibited by township ordinance. The location of these items must be shown on revised plans.

On a motion by Mr. Kobryn, seconded by Mr. Sauer the application was opened to the public. All aye. There being no public wishing to speak, on a motion by Mr. Kobryn, seconded by Mr. Schlick, the application was closed to the public. All aye.

Applicant's professional planner, Clifton Quay, was sworn in. Mr. Quay stated that modifications have been made to the drainage patterns, the increase in signage is minimal and the bollards to be used would be an improvement. There was discussion on the space between the bollards, which will be reconfigured for safety purposes.

Marked as Exhibit A-3 was a comparison sketch prepared by Stantec. Mr. Mullin requested that a copy of same be provided to him.

On a motion by Mr. Schlick, seconded by Mr. Kobryn application #2007-13B was approved. Roll Call:

Boyle - Yes	Sauer - Yes	Andrew – Yes	Schlick - Yes
Kobryn - Yes	Garbaravage - yes	Laney - Yes	

9. MEMORIALIZATION OF RESOLUTIONS

A. RESOLUTION 2016-02 – 2016-10

Mr. Brady suggested a consent agenda vote be done on the Resolutions appointing the Chairman, Vice-Chairman, Secretary and professionals and read the names of those appointed into the record. On a motion by Mr. Boyle, seconded by Mr. Schlick, Resolutions 2016-02 – 2015-10 were moved for approval. Roll Call:

Boyle - Yes	Sauer - Yes	Andrew – Yes	Schlick - Yes
Kobryn - Yes	Garbaravage - Yes	Laney - Yes	

10. PUBLIC COMMENT

On a motion by Mr. Garbaravage, seconded by Mr. Schlick the meeting was opened to the public. All aye. There being no members of the public wishing to speak, on a motion by Mr. Kobryn, seconded by Mr. Boyle the meeting was closed to the public. All aye.

11. PAYMENT OF VOUCHERS

On a motion by Mr. Sauer, seconded by Mr. Kobryn, the following payments were approved:

1. \$2,184.89 to T&M Associates;
2. \$268.00 to Brady & Kunz; and
3. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Boyle - Yes
Kobryn - Yes

Sauer - Yes
Garbaravage - Yes

Andrew – Yes
Laney - Yes

Schlick - Yes

12. ADJOURNMENT

There being no further business, on a motion by Mr. Schlick, seconded by Mr. Sauer, the meeting was adjourned at 8:36 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



Kenneth W. Laney, Jr., Chairman
Planning Board