

Planning Board Meeting 11-03-2016

**TOWNSHIP OF OCEAN
Planning Board
November 3, 2016**

7:00 P.M.

The meeting of the Planning Board was held on the above date and time; Chairman William Sneddon called the meeting to order.

PLEDGE OF ALLIGIENCE

STATEMENT: Pursuant to the provisions of the New Jersey, Open Public Meetings Act, adequate notice of the meeting was properly provided by sending copies of the notice of meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the Administration Building.

ROLL CALL

Members Present	Daniel Collamer	William Edwards	Don Lippincott
	Ben LoParo	Michael Roche	Aaron Shapiro
	William Sneddon	John Petrosilli	Mike Kane

Members Absent: Nick Bonamassa, Dennis Tredy

Professionals Present: T & M – Jason Worth
Haines and Yost – Steve Yost
Taylor Design Group - Scott Taylor

APPROVAL OF MINUTES: October 6, 2016

Motion made by Aaron Shapiro, seconded by Don Lippincott: Roll Call: (Ayes) Shapiro, Lippincott, Collamer, Edwards, LoParo, Roche, Petrosilli, Sneddon

APPROVAL OF BILLS: Bills to be paid and need a motion. Motion made by Aaron Shapiro, seconded by Mike Roche. Roll Call (Ayes) Shapiro, Roche, Collamer, Edwards, Lippincott, LoParo, Petrosilli, Kane, Sneddon.

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CORRESPONDENCE: None

RESOLUTIONS: Resolution No. 2016-7-PB, Coastal Redevelopment Partners/Dunkin Donuts, Block 41, Lot 36.01 within Towns Center, Docket # 02-16-PB

Chair asked for a motion on Resolution No 2016-7-PB.

John Petrosilli made a motion to accept and it was seconded by Aaron Shapiro. Roll Call: (Ayes) Petrosilli, Shapiro, Collamer, Edwards, Lippincott, LoParo, Roche, Sneddon

OLD BUSINESS : NONE

NEW BUSINESS :

DOCKET 03-16.PB

DMK Developers, LLC

Block 41, Lots 42.05 and 42.06

Tractor Supply

Preliminary & Final Major Site Plan

Damion DeLuca Esq. introduced himself as the attorney for DMK Developers, LLC, as well as Chris Kettler of DMK Developers, Nicholas Verdere, Traffic Engineer and John Palus, Technical Engineer.

Attorney Yost asked each to state their name as well as spelling for the record and he swore them in.

Attorney DeLuca presented three (3) Exhibits:

A1 – Ariel view of site dated 11-3-2016

A2 – Colored rendering of site plan prepared by Dynamic, 11-03-2016

A3 – Colored Architectural elevations of the building undated

Attorney DeLuca stated that you can see that there are two lots 42.05 and 42.06. All of the development will be on 42.05 except some storm water management crossover onto 42.06. What is proposed is a 19,097 square foot Tractor Supply Store, with about 15,000 square feet of outdoor display. Tractor Supply is a farm and ranch retailer that is in 49 states, headquartered in Tennessee. It will be at the intersection of Bay Parkway and Route 9, there is a traffic light at that intersection and we will be adding a fourth leg so it will be a fully controlled intersection.

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We have pretty much every permit that you can think of for this site. Cafra, floodplain, wetlands, DOT access, signal permit.

So we are here tonight for site plan approval. Preliminary/Final Major Site Plan Approval for Tractor Supply.

We have received your professional's letters and have no objections to comments, they have asked for some testimony which we will provide tonight, we agree to comments in review letters other than what we indicate tonight.

Testimony:

Mr. Kettler stated they are a farm and ranch retailer, who caters to the hobby farmer and general tradesmen. Explained displays in store, open six days a week from 8 to 8 and Sundays from 10 to 6, twelve to eighteen employees, 5 to 7 deliveries per week. largest would be 53 foot tractor trailer. Maximum number of employees working at one time would be 4 to 6. Dumpster enclosure at back of building pick up once a week. DMK has developed 33 tractor supply stores since 2005.

Mr. Kettler mentioned the construction of the building, masonry, water ties into under the pavement to retention pond, and color is darker beige on bottom, lighter beige on top. Led lighting, deliveries will be backed in to ramp forklift will unload and take into warehouse.

Mr. Kettler mentioned types of merchandise that will be picked up by customers outdoors. Parking lot lights will be on timers. Pylon sign, building sign and parking lot will be from dusk to 9:15 p.m. Wall packs are dusk until dawn, downward facing. Outdoor speakers to announce customers pick up order is ready. Explained outdoors displays, fencing.

Mr. Taylor stated that at the Redevelopment meeting there was conversation regarding cross access easement. We agreed to add a potential future connection on the plan with a note if agreeable between property owners.

Mr. Kettler said yes he did speak with the land owner but there has been no further talk yet. he will continue to see if we can get an agreement to that process.

Parking lot lights will be on timers. Pylon sign, building sign and parking lot will be from dusk to 9:15 p.m. Wall packs are dusk until dawn, downward facing.

Outdoor speakers to announce customers pick up order is ready, one front of store and one on side.

Explained outdoors displays, fencing

Mr. Kettler's answers to Mr. Petrosilli's questions are as follows:

Fence is 8 foot high no barbed wire

Customer pick up is handled by team with forklift if needed

Cardboard is handled with a bailer inside of store

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Mr. Kettler's answers to Scott Taylor
Fence will be 8 foot high no barbed wire
No stacking in yard higher than fence

Mr. Palus
Showed exhibits and explained what they depicted
Discussed water and sewer connections
72 regular parking spaces and 4 handicapped, 3 angled oversized spaces
Fire lane and the loop was discussed with signage
Discussion of plantings (will work with Taylor design in reference additional trees
Curbing, fencing, basins with fencing and grading was discussed

Traffic Engineer spoke in reference to runoff, concrete curb at Route 9, display area out front will be paved with asphalt.

Mr. Taylor spoke to trees in front along rail trail. Discussion of trees and the board was polled as to the trees. The board consensus is to not plant trees along the front.

OPEN TO PUBLIC

Michael Roche made a motion to open to the public, and Don Lippincott seconded it. All in favor.

Sean Denning, 92 Morey Place Road, asked is there a deal in lieu of taxes.
No abatement at all.
Stated that he felt that chain link fence was not as attractive as a split rail fence.

Chair asked for a motion to close the public portion

Aaron Shapiro made a motion to close to the public and Don Lippincott seconded it. All in favor

CLOSED TO PUBLIC

Chair asked for a motion pertaining to the application Docket 03-16-PB.

Conditions:

Attorney Yost stated that he has notes on the conditions
No trees along the front
Rail fence in the area between the drainage basin from the access road
Display area out front will be paved
Wheel stops in some areas
Concrete curb along driveway from Route 9 in towards islands

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Aaron Shapiro made a motion for approval Dan Collamer seconded it. Roll Call: (Ayes) Shapiro, Collamer, Edwards, Lippincott, LoParo, Roche, Petrosilli, Kane, Sneddon.

OPEN MEETING FOR GENERAL PUBLIC

Ben LoParo made a motion to open and Don Lippincott seconded it. Roll Call: (Ayes) LoParo, Lippincott, Collamer, Edwards, Roche, Shapiro, Petrosilli, Kane, Sneddon.

CLOSE PUBLIC PORTION

Ben LoParo made a motion to open and Aaron Shapiro seconded it, Roll Call: LoParo, Shapiro, Collamer,

Chair asked for a motion to adjourn

Aaron Shapiro made a motion to adjourn and Dan Collamer seconded it. All in favor.

Meeting adjourned at 8.43 p.m.

Respectfully Submitted

Laurie Clune
Recording Secretary

LC/ld

