The meeting was called to order by Chairman Robert Nash and the opening statement was read by the Administrative Officer.

ROLL CALL: Showed the following members were present: Paul Dorato, Nicholas Huszar, Chief Andrew Kudrick, Paul Schneider, Robert Seaman, Deputy Mayor O'Donnell and Chairman Robert Nash. Thomas Boyle, Robert Nicastro, Brian Tannenhaus, and David Everett were excused.

Also in attendance were: Ron Cucchiaro, Board Attorney, Laura Neumann, Board Engineer, Peter Van den Kooy, Board Planner, Shari Spero, Board Certified Tree Expert and Caitlin Stewart, Administrative Assistant.

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: None

VOUCHERS: None

CORRESPONDENCE: The Administrative Assistant had a letter from Mr. Alfieri, asking that the matter for Gill Petroleum be carried to April 18, 2019 without further notice. He also granted the Board an extension of time through the end of April 2019. After some discussion, the Board Attorney made an announcement for members of the public that the application of Gill Petroleum, Inc. would be carried to April 18, 2019 with no further notice.

The Chairman mentioned that the members need to review and make a decision about the 5 Ordinances Amending Chapter 188, Land Use and that would be done at the end of the meeting.

RESOLUTIONS: None

SUBMISSION WAIVERS BEFORE THE BOARD:

a. Case No. SP-1055 / 1228 Realty, LLC

E. Carlton Kromer, Attorney for the Applicant, appeared and the Chairman said the Board Engineer would handle the waivers. Board Engineer Neumann made some comments about the waivers the applicant was seeking and took no exception to the granting of those waivers for the purposes of deeming the application complete. Mr. Schneider made a motion to grant the submission waivers. Motion was seconded by Chief Kudrick and carried with all eligible members voting for the motion

APPLICATIONS BEFORE THE BOARD:

a. Case No. SP-1059CR / Howell Township Board of Education

Jan Wouters, Attorney for the Applicant, appeared and said this was an application for a capital review of a project for the Board of Education.

Ronald Sanasac Jr., Board Secretary and Business Administrator for Howell Township Public Schools, was sworn in and gave an overview of the project. The Ardena School was built in 1936 so they couldn’t install a chiller on the roof. They are now placing it on the ground with a sound reduction wall which will also protect the school children and neighbors as well as reduce any sound. Board members asked questions regarding the HVAC and the sound barrier and whether it was part of the ESIP program.

Board Attorney Cucchiaro explained that the Board does not approve or deny this application they only make recommendations or comments.
Deputy Mayor O’Donnell made a motion that the Board Members have no comments or issues with this project going forward. Motion was seconded by Chief Kudrick and carried with all members voting for the motion.

b. **Case No. SP-830-A3 / Northeast Remsco Construction**

Prior to any testimony on this application, the Chairman mentioned that both he and Mr. Schneider had watched the video and are certified to vote on this application.

Peter Chacanias, Attorney for the Applicant, appeared and asked to let Mr. Dooley testify on the revised architectural plans.

Mr. Dooley was reminded that he remains under oath. Mr. Dooley testified on the changes made to Building B which runs parallel to Lakewood Farmingdale Road. It is a pre-engineered building and they have added pilasters and a 3 foot overhang on the roof with steel brackets to support it. They did not bring the pilasters out three feet because it is a utilitarian building with multiple finishes which enhance that elevation.

Ms. Neumann mentioned that the Board talked about adding trees to assist with the architectural design of this building which will provide a visual break as well. Mr. Dooley agreed that the trees would enhance the look of the building. Ms. Neumann thought the 3 foot overhang was a unique design and does show that they tried to meet the intent of the ordinance. The Board Members were all agreeable to the design and Ms. Spero said she will work with them on the type of landscaping. Mr. Chacanias agreed that the Board could make that a condition of any approval.

Chairman Nash opened the hearing up for members of the public who wished to ask questions of the architect. Seeing none, the public portion was closed.

Joseph Bonner, PE, who was previously sworn, remained under oath. Mr. Bonner testified that the landscaping is the only modification to the plans which he reviewed with Ms. Spero and the details on the fuel canisters which have already been permitted. He also said that there is LED lighting on the canopy at .3 foot-candles so there is no disturbance to other properties.

Mr. Huszar asked if the fuel canisters were now on concrete and Mr. Bonner said they also have curbing and bollards.

Ms. Neumann asked about the recommendations from the Fire Bureau and Mr. Bonner said he could make the drive aisle 30’ wide. Ms. Neumann said the applicant has cleaned up several of the technical comments and Mr. Bonner said he will comply with the remainder of the comments.

Chairman Nash opened the hearing up for members of the public wishing to ask questions of Mr. Bonner, but seeing none, that portion of the hearing was closed.

Chairman Nash opened the hearing up for testimony or comments on the applications. No one appeared and Chairman Nash closed the public portion.

Mr. Chacanias respectfully requested that the Board approve the application.

Mr. Schneider made a motion to grant Amended Preliminary and Final Major Site Plan to Northeast Remsco Construction. Motion was seconded by Chief Kudrick and carried with Mr. Dorato, Mr. Huszar, Chief Kudrick, Mr. Schneider, Mr. Seaman, Deputy Mayor O’Donnell and Chairman Nash voting for the motion.

c. **Case No. SP-1051 / Cornerstone Calvary Chapel**

Prior to any testimony on this application, Chief Kudrick recused himself and left the dais and Mr. Schneider and Mr. Huszar confirmed that they had watched the video and have certified to vote on this application.
Frederick Niemann, Attorney for the Applicant, appeared and said he will have several witnesses to swear in.

Patrick Ward, PE, PP, was duly sworn, gave his credentials to the Board and was accepted as an expert. Mr. Ward testified that he prepared the site plans, recently modified the plans and gave the Board an update on those changes to address concerns of the public. Mr. Ward asked that a color rendering of the site plan be marked into evidence and used this to explain the changes. Mr. Ward also testified on the rear property line buffer where 50’ is required. They have removed everything out of the buffer, added a retaining wall with a 6’ solid fence which will provide upwards of 7’ of a physical buffer. Everything within the 50’ will remain as it is today. By moving the shed they had to reconfigure the parking lot and now have the ability to add a few more spots. They also modified the banked parking configuration. They will provide 193 spaces during initial build-out, bank 109 for future use, which gives them a total of 302 parking spaces which include 8 handicap spaces. The stormwater management basin also changed and the reductions are still met.

Mr. Ward testified that they have eliminated all non-ADA spaces directly in front of the building. They are proposing the sign post for the ADA spaces to be installed directly in the concrete filled bollards. Other site issues addressed include the Oak Glen right-of-way. They will provide concrete curb and providing a more appropriate radius at the corner. They will end at the headwall of the County’s drainage structure for the creek. The extra runoff from Lakewood Allenwood Road widening will be collected by a new inlet and directed to the stormwater management basin. They have also revised plantings around the refuse area and changed the lighting to fixtures with much less intensity. They still don’t meet all the ordinance requirements on the lighting. They are trying to provide safe and adequate lighting with no impact and the minimum amount of light poles coming out of the ground. Mr. Ward further testified on the landscaping changes which include foundation plantings for the parsonage and increased the number of trees proposed.

Mr. Ward also testified on the review letters from the Board Planner and Board Engineer. Mr. Ward said they attempted to address all the technical items but they take no exceptions to the comments in the letters. Ms. Neumann said there are design waivers for light intensity which require relief. Mr. Ward said they are above the ordinance level but they have reduced the intensity under the lamps by more than 50%. Mr. Ward said they are also providing higher foot-candles at the entrances to provide for safety.

Mr. Ward testified that they were not proposing sidewalks as there are none in the area. The buffering and screening for the parking lot was also addressed. The cars parking perpendicular to Lakewood Allenwood Road will have a three foot berm to substitute for an evergreen hedge. This will allow for easier maintenance. Ms. Spero said she spoke to Mr. Ward and she has no issue with the berm but would like to see the oak tree left as is with no berm. Ms. Neumann said the berm is actually required by our buffer ordinance.

Upon questions from Board Attorney Cucchiaro, Mr. Niemann said the trigger for installing the banked parking will be reviewed within two years by the Pastor and the Town.

Mr. Ward gave planning testimony and said the positive criteria outweighs the negatives for the granting of the variances and design waivers associated with the application. Mr. Ward also testified that he will comply with all other technical comments from the CME reviews.

Chairman Nash opened the hearing up for members of the public for questions of Mr. Ward and the following appeared:

- Janet Coakley, 3039 Lakewood Allenwood Road – Ms. Coakley was previously sworn and asked about trees, buffer requirements and lighting. Ms. Spero mentioned that they are not clearing anything near her property so there is no room to plant anything additional. They may be able to enhance the buffer
as you get closer to Lakewood Allenwood Road. Mr. Ward said they add 6’ evergreen plantings to meet the intent of the buffer requirements.

- John McNulty, 4 & 12 Arnold Boulevard – Asked about plans for specifics on buffer, types of trees, and Chairman Nash asked him if he wanted cluster buffering or a fully planted berm. Mr. McNulty expressed that he thinks the latter would be better. The headlights are not the issue. He thinks the parking lot lights may be the issue. If he looks out the front of his house he wants to see something nice. Not looking at the parking lot and the cars is more important to him.

The Board took a short recess from 8:55 to 9:10 p.m.

When the Board reconvened, Chairman Nash requested another roll call, which showed the following members were present: Paul Dorato, Nicholas Huszar, Robert Seaman, Deputy Mayor O’Donnell and Chairman Robert Nash. Chief Andrew Kudrick had recused himself and Paul Schneider had to leave the meeting.

Mr. Ward suggested 2 clusters of Green Giant evergreens or an approved equivalent across from lot 7.01 and another cluster opposite Lot 1 and Mr. Cucchiaro suggested they work with Shari between preliminary and final to come up with a plan so the interested parties can review.

Walter Miller was duly sworn, put his credentials on the record saying he is not an architect, he is a designer and is allowed to draft plans. He works under Allen Robinson’s supervision and Mr. Robinson has indicated to him that the plans are in compliance with the ordinance.

Mr. Cucchiaro indicated that the floor plans have to be prepared by an architect, we can accept the report that they will comply but it is not expert testimony.

Ms. Neumann said she believes the drawing they are referring to was entered as an exhibit but she did not review. Looking at it they do appear to comply so the design waivers will be eliminated but they should provide signed, sealed plans as a condition of approval.

Chairman Nash opened the hearing up for members of the public to ask questions of Mr. Miller and Ms. Coakley appeared again. She asked about stormwater management. Chairman Nash said they testified at the last hearing and Mr. Ward gave an update tonight. Seeing no one else, the public portion was closed.

John Rea, Traffic Engineer, was duly sworn, and Chairman Nash said he has testified several times before this Board so he accepts him as an expert. Mr. Rea testified that he prepared two traffic reports. They did traffic counts, peak counts at the intersections surrounding the property and also did them on Sunday when the Church would have their peak traffic. Sunday was the lowest of the seven days of the week. The 11 a.m. service should be the most highly attended so they have peak traffic counts during that time at the intersections. There are several projects in the area of Randolph Road which were included in the projections for future traffic. They also ran level of service for the two driveways for the church and the intersection of Brook, Randolph and Oak Glen and he came up with a “C” level of service for projected year 2023. He also did the traffic report for the Monmouth Commerce Center and there is road work projected for that project. The updated traffic study includes the fact that the three way intersection will be improved. He also reviewed the parking lot and circulation proposed for the church and it should operate safely and efficiently.

Chairman Nash about fire trucks entering and circulating through the site and Ms. Neumann said they did prepare turning templates for fire vehicles. The Chairman asked if they would contact the respective fire district that would respond in case of fire for their opinion.
Chairman Nash opened the hearing up for members of the public with questions for Mr. Rea and the following appeared:

- John McNulty, 4 & 12 Arnold Boulevard, had questions on road width and where the road widening was proposed. He also mentioned that they may need someone out there directing traffic during the peak hours.

- Robert Skogsberg, 8 Starlight Road – Came up to ask about traffic at the intersection of Brook, Randolph and Oak Glen. He was wondering if there was any consideration for a traffic signal.

Chairman Nash then opened the hearing up for questions or comments and the following appeared:

- John McNulty, 12 Arnold Boulevard, spoke about drainage at the intersection which is being addressed by the applicant. He is also concerned with people driving across his property to get around cars turning into the church.

- Janet Coakley, 3039 Lakewood Allenwood Road – Expressed concerns about flooding on her farm, especially with Dick’s Brook being behind her property. She asked about the stormwater management and wants to know where the overflow goes. She wants to make sure it doesn’t go near her property or Dick’s Brook. Mr. Ward said that everything on the property drains to the creek and according to state rules that have to maintain that configuration. They now have to have stormwater management to control what runs downstream so this will be an improvement over what happens today. Ms. Neumann asked if the project was under DEP review and Mr. Ward said it was. She also said she has had multiple incidents with children trespassing onto her property and throwing rocks at her horses. She is asking for buffering and berms for that reason.

Seeing no other members of the public wishing to comment on the application Chairman Nash closed the public portion of the hearing.

Mr. Neimann respectfully requested the Board act favorably on the application and Chairman Nash said they would be comfortable looking at preliminary tonight while waiting for plans on the buffers.

Mr. Huszar made a motion to grant preliminary site plan approval with the stipulations mentioned this evening. Motion was seconded by Mr. Dorato and carried with Mr. Dorato, Mr. Huszar, Mr. Seaman, Deputy Mayor O’Donnell and Chairman Nash voting for the motion.

Chairman announced that they would take a two minute break while the public leaves then they need to review and decide on the 5 Land Use Ordinances and they would vote on each one separately.

1. **O-19-16 Amend Chapter 188 Land Use, Article III, Accessory Building and Miscellaneous Structures**
   
   Deputy Mayor O’Donnell made a motion that the ordinance was substantially consistent with the Master Plan. Motion was seconded by Mr. Huszar and carried with all eligible members voting for the motion.

2. **O-19-17 Amend Chapter 188 Land Use, Article III, Accessory Buildings and Miscellaneous Structures, Section 12, Entitled Fences and Walls**

   Mr. Huszar made a motion that the ordinance was substantially consistent with the Master Plan. Motion was seconded by Mr. Dorato and carried with all members present voting for the motion.

3. **O-19-18 Amend Chapter 188 Land Use, Article V, Lots and Yards, Section 36, Entitled Corner Lots**

   Mr. Huszar made a motion that the ordinance was substantially consistent with the Master Plan. Motion was seconded by Mr. Seaman and carried with all members present voting for the motion.
4. **O-19-19 Amend Chapter 188 Land Use, Article I, Definitions, Section 4, Entitled Definitions and Rules of General Applicability.**

Mr. Huszar made a motion that the ordinance was substantially consistent with the Master Plan. Motion was seconded by Mr. Dorato and carried with all members present voting for the motion.

5. **O-19-20 Amending and Supplementing Article VII of the Township Code, entitled “Guarantees Inspections and Off-Tract Improvements**

Mr. Huszar made a motion that the ordinance was substantially consistent with the Master Plan. Motion was seconded by Mr. Seaman and carried with all eligible members voting for the motion.

**MASTER PLAN STATUS REPORT:** Discussion regarding updating Master Plan elements which haven’t been updated since 1994. Deputy Mayor O’Donnell said they are working on some rezoning which the committee will review and present to the Board. Mr. Van den Kooy said they will be ready for some discussion for the April meeting.

Mr. Huszar made a motion to adjourn. Motion was seconded by Mr. Seaman and the meeting adjourned at 10:17 p.m.

Respectfully submitted,

Eileen Rubano
Recording Secretary