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, Robert Nicastro, Paul Schneider, Robert Seaman, and Chairman Robert Nash. Thomas Boyle, Brian Tannenhaus, David Everett and Deputy Mayor O’Donnell were excused.

Also in attendance were: Ron Cucchiaro, Board Attorney, Ben Matlack, Board Engineer, Peter Van den Kooy, Board Planner, Shari Spero, Certified Tree Expert, James Winckowski, Traffic Engineer and Eileen Rubano, Administrative Assistant.

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: There were no minutes to approve at this meeting.

VOUCHERS: None

CORRESPONDENCE: There was no correspondence to discuss.

RESOLUTIONS:

a. Case No. SP-1051 / Cornerstone Calvary Chapel

Mr. Huszar made a motion to memorialize the resolution granting Preliminary Major Site Plan approval to Cornerstone Calvary Chapel. Motion was seconded by Mr. Dorato and carried with Messrs. Dorato, Huszar, Seaman and Nash voting to approve.

b. Case No. SP-1061 / New Jersey American Water Co. Inc.

Mr. Schneider made a motion to memorialize the resolution granting Submission Waivers to New Jersey American Water Co. Motion was seconded by Chief Kudrick and carried with Messrs. Huszar, Kudrick, Nicastro, Schneider, Seaman and Nash voting to memorialize.

c. Case No. SD-2946F / Perry and Janice Willett (Hawke Point)

Mr. Huszar made a motion to memorialize the resolution granting a Second One Year Extension of Time on Approvals for Perry and Janice Willett. Motion was seconded by Mr. Seaman and carried with Messrs. Huszar, Schneider, Seaman and Nash voting to memorialize.

SUBMISSION WAIVERS BEFORE THE BOARD:

a. Case No. SP-1009A / Par Golf, LLC

Todd Cohen, Attorney for the Applicant, appeared and requested submission waivers for their application to relocate tennis courts and add a swimming pool. Mr. Cohen said the list was lengthy but applicant has been before this board numerous times so they didn’t feel many items were necessary.

Ben Matlack, Board Engineer, said the list of requested waivers could be found on page three of their review letter and based on the nature of the application and the applicant’s history with the Board he took no exception to the granting of the waivers for the purposes of deeming the application complete.
Mr. Schneider made a motion to grant the submission waivers for Par Golf. Motion was seconded by Mr. Nicastro and carried with Messrs. Dorato, Huszar, Kudrick, Nicastro, Schneider, Seaman and Nash voting to approve.

APPLICATIONS BEFORE THE BOARD:


John Giunco, Attorney for the Applicant, withdrew his request for relief of condition #6 but asked the Board to consider the extension of time request. They currently have two outstanding items; the NJDOT Permit and the Developer’s Agreement. Mr. Giunco respectfully requested a one-year extension of time on their approvals and said the zoning has not changed since the approval.

Mr. Nicastro made a motion to approve a one-year extension of time for Boulder Ridge at Howell, LLC. Motion was seconded by Mr. Schneider and carried with Mr. Huszar, Chief Kudrick, Mr. Nicastro, Mr. Schneider, Mr. Seaman and Chairman Nash voting to approve.

b. Case No. SP-1052 / Monmouth Commerce Center

Meryl Gonchar, Attorney for the applicant, appeared and stated that this is a continued hearing on their application. She reminded the Board that at the June 6th hearing they finished their direct testimony with the Engineer and questioning by Mr. Bossong and the public. They are starting their testimony tonight with their Architect.

Rick Bratt, Architect, was duly sworn, gave his credentials to the Board and was accepted as an expert.

Mark Caliguire, Objecting Attorney, representing HOPE, put in an appearance and stated he had no objections to his qualifications.

Mr. Pratt testified on the size of the buildings proposed, elevations of same, and the indents or shadows and all buildings will comply with ordinance requirements. He described the finishes and materials being used and said the walls will be 8” reinforced concrete to satisfy the bollard language in the ordinance. When asked about the large glassed area Mr. Pratt said there is a rectangular steel column inside the building which is not visible from outside.

When asked about floor drains, Mr. Pratt said they haven’t designed the restrooms but when they have tenants there will most likely be floor drains inside the restroom, but not outside in the warehouse. He also couldn’t answer whether the dock levelers would be hydraulic or electric as they haven’t gotten that far.

Mr. Pratt also testified on the roof top equipment, locations and screening and responded to the questions in the Board Planner’s review letter.

Objecting Attorney Caliguire had no questions for Mr. Pratt.

Chairman Nanson opened the hearing up for members of the public to ask questions only of Mr. Pratt and the following appeared:

Joan Osborne, 28 Bronia Street who had questions on spills inside the building and Mr. Pratt said they would get pumped out by a Hazmat Service and would not go into the stormwater system or aquifers. She also asked about solar and the HVAC units. She was concerned about the noise from the HVAC system.
and asked if they would comply with the noise ordinance. Ms. Gonchar said they will comply with the ordinance and if there is a problem they will use sound mitigation around the units.

Brando Reo, 3 Brook Road, was concerned about hazardous waste since he is their neighbor. He wanted to know what type of tenants would be using this facility.

John McNulty, 4 Arnold Boulevard, wanted to know if the buildings would be vented and where the runoff from the flat roof would go. Mr. Pratt answered that there are downspouts that connect to the basin and there are different basins for roof and ground water as well as water separators for oil.

Seeing no other members of the public wishing to ask questions of Mr. Pratt, Chairman Nash closed the public portion.

Before Mr. Taylor, Traffic Engineer, could begin his testimony, Mr. Caliguire made an objection to hearing traffic testimony tonight. He said the traffic signal is part of his objection. There will be hundreds of tractor trailers on the road and he was informed that the traffic report will be updated. He didn't think it was wise to have Mr. Taylor testify, then update the report and then have him come back.

Ms. Gonchar said that the traffic report was submitted on April 26, 2019 to reflect the items from the April 11, 2019 traffic engineer’s report and Mr. Nash said the board would move forward with this testimony.

Justin Taylor, Traffic Engineer, was duly sworn, gave his credentials to the Board and was accepted as an expert. Mr. Caliguire had no objections to his qualifications.

Mr. Taylor testified on the steps he took to prepare for this hearing and do his traffic study. During the initial traffic study he collects data specific to the site, internal control and geometry and existing traffic. He looks at peak commuting hours for the roads, conducts traffic counts. He studied the intersections at Route 547 and Randolph Road, Randolph and Oak Glen, Oak Glen and Lakewood Allenwood and the signalized intersections at Maxim Road and Soldier Memorial Field, and Herbertsville Road (549) and Route 547. From that he gets a baseline as to how it operates today. He then does a build analysis and he met with the professionals and the township for other approvals that may impact these intersections. He looked at 41 Randolph and the Monmouth County Transfer Station.

Mr. Nicastro asked if he looked at Cornerstone Calvary Church as that is a significant projected impact and Mr. Taylor said it was not approved when he did his study. Mr. Nicastro said it should be considered in an updated study and Mr. Taylor said he didn’t think it would change the relative impact. Chairman Nash agreed with Mr. Nicastro by saying the Church is almost adjacent to this property so it is relevant. Mr. Taylor said that they would have different peak hours but the improvements will benefit them as well.

Mr. Taylor testified that he also looked as other uses that would be permitted on this site and the warehouse use is the lowest traffic generator. He then testified on peak hours for different uses and said that warehouse use is not as peak as other uses and he followed the methodology for a traffic impact study.

There was some discussion on the amount of office space to be included in this project and the parking associated with the office use. Ms. Gonchar accepted a condition of 145,000 office space capacity.

Mr. Taylor said they would be signing all the driveways for all trucks to make left turns only out of the driveways and no trucks would be going to Lakewood Allenwood Road. He said that the Route 547 corridor can handle the traffic but 547 and Randolph road is failing and is currently at a level of service “F”. The addition of traffic, no theirs, already impacts this intersection. He also said that Monmouth County is looking at this intersection. Mr. Taylor further testified that this intersection needs to be signalized. He said the
applicant has agreed to widen Randolph Road and Oak Glen Road for left turn lanes and coupled with a signal that will give them a decent level of service. He also said he had preliminary conversations with the County and they are aware that should the board look favorably on this application there will be an application to them in the future.

When asked if Randolph and 547 were the only failing roads Mr. Taylor responded that Lakewood Allenwood and Oak Glen also fail. He said the County is looking to change several of the intersections as Herbertsville (549) and 547 are at “D” or “E” and they end up with “F” with no addition of the site improvement traffic.

Mr. Nicastro pointed out the Randolph Road is an urban road and according to our Master Plan it is a sub-collector roadway which isn’t designed as a heavy roadway. He asked Mr. Taylor how the widening to 14’ would change this roadway and Mr. Taylor said they were only widening along their frontage.

Chairman Nash suggested they carry this application to the special meeting date and after some discussion it was decided to carry the application of Monmouth Commerce Center to a special meeting on Monday, July 29, 2019 with no further notice. Ms. Gonchar granted the board an extension of time to act on the application through the end of July on the record and Mr. Cucchiaro made an announcement for members of the public.

c. Case No. SD-2986 / K Hovnanian’s Four Seasons at Colts Farm

Salvatore Alfieri, Attorney for the Applicant, appear and said they were seeking Preliminary and Final Major Site Plan and Preliminary and Final Major Subdivision for 111 units.

David Fisher, Vice President, K Hovnanian, was duly sworn and informed the board that he was responsible for design and entitlements. He testified on the current uses and improvements on the property and said he met with township representative for issues that may be a concern including the sewer pump station. He also reviewed the Board Engineer and Board Planner comments, revised the plans, resubmitted and received additional comments.

Mr. Fisher said they are looking to develop the site into a Four Seasons Community which is a permitted use in the HD-3 zone. It would be age restricted housing with 111 single family detached homes. Two-thirds of the site will be developed to meet zoning requirements. The main entrance would be off Route 33 with a clubhouse on the left as you enter the site, a wet pond, a dry infiltration basin and a secondary entrance on Colts Neck Road. He also testified on the 50’ perimeter buffer, proposed entry signs and retaining walls along the pond. Mr. Fisher said that the homes will range in size from 2,000 s.f. to 2,650 s.f. and each model has four elevation options using different materials such as stone, brick or siding. They will have no problem complying with the look alike ordinance and all units will have two car garages and two car wide driveways, and no basements. He also testified that they were proposing a modern clubhouse of 3,700 s.f. with a recreation room, men’s and women’s restrooms, patio, pool, tennis and bocce.

Mr. Fisher said that they met with the DOT and obtained waivers for the location of the entrance which would be a right in/right out entrance. There would be no left out of or into the entrance on Route 33. Anyone wanting to make a left in or left out would have to use the rear entrance on Colts Neck Road and use the traffic light.

Mr. Fisher further testified that they would have a Homeowners’ Association to maintain the common elements, such as the gate house (unmanned), monument sign, stormwater management, landscaping and property maintenance. He then testified on the items from the Board Professionals’ review letters the phasing of the project, status of outside agency approvals, and lighting.

Mr. Alfieri said they would have the phasing plans for the next meeting and will work with the professionals.
Chairman Nash opened the hearing up for members of the public wishing to question Mr. Fisher and the following appeared:

Mary Elizabeth Whitehouse, 480 Colts Neck Road, who wanted to know about the water table in the area and the bust stop on the road and whether they plan to keep it in place. Mr. Alfieri said he would look into it and have an answer at the next meeting.

Mr. Cucchiaro announced that the application of K Hovnanian’s Four Seasons at Colts Farm would be carried to August 15, 2019 with no further notice.

MASTER PLAN STATUS REPORT: There was nothing to report.

Mr. Schneider made a motion to adjourn. Motion was seconded by Mr. Seaman and the meeting adjourned at 10:12 p.m.

Respectfully submitted,

Eileen Rubano
Recording Secretary