

**PLANNING BOARD  
TOWNSHIP OF BARNEGAT – COUNTY OF OCEAN  
STATE OF NEW JERSEY**

**MINUTES OF MEETING  
JULY 24, 2012  
7:30 P.M.**

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MEMBERS PRESENT: Ralph Dawes, (Chair), Jerry Harper, Albert Bille, Louis Fischer, Jack Leonardo, Jan Wicks, William Wiseman, Dorothy Ryan (Alternate I), Sara Winchester (Alternate II)

MEMBERS ABSENT: Anthony Altomare (Vice Chair), Robert Doherty

ALSO PRESENT: Stacey M. Daniels, Acting Secretary to the Board, John J. Hess, P.E., P.P., C.M.E., (Birdsall Engineering, Inc.), Board Engineer, Michael McKenna, Esq., (Hiring, Gannon & McKenna), Board Attorney, Scott D. Taylor, (Taylor Design Group), Board Landscape Architect

FLAG SALUTE

OPEN PUBLIC MEETINGS ACT

NOTICE OF CURFEW

FIRE EXITS

ROLL CALL OF MEMBERS AND CONSULTANTS

BUSINESS OF THE BOARD: NONE

MASTER PLAN/LAND USE ORDINANCES:

Mr. Dawes commented the Design Standards for the Historic District are complete; the Design Standards for the transition area are now being worked on in consistency with the Town Center.

APPROVAL OF MINUTES: NONE

RESOLUTIONS:

- A. DOCKET NO. PB 05-23  
GRECO JEWELERS  
267 SOUTH MAIN STREET  
BLOCK 174.01, LOT 29  
FIELD CHANGE – BREEZEWAY**

Mr. McKenna summarized the resolution.

Motion by Mr. Harper to adopt; second by Mr. Wiseman.

Aye: Harper, Wiseman, Bille, Fischer, Leonardo, Wicks, Dawes

Motion carried.

**B. DOCKET NO. PB 12-04  
WALTERS DEVELOPMENT CO., LLC  
BLOCK 144.01, LOT 5.01  
BARNEGAT BOULEVARD NORTH & ROSE HILL ROAD  
PRELIMINARY AND FINAL MAJOR SUBDIVISION**

Mr. McKenna summarized the resolution.

Motion by Mr. Fischer to adopt; second by Mr. Leonardo.

Aye: Fischer, Leonardo, Bille, Harper, Leonardo, Wicks, Wiseman, Dawes

Motion carried.

INFORMALS: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

**A. DOCKET NO. PB 08-22  
CARDINALE & BARNEGAT CROSSING ASSOCIATES, LLC  
BLOCK 92.111, LOTS 24.10, 24.11 & 24.12  
LIGHTHOUSE DRIVE  
BARNEGAT CROSSING  
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN**

John J. Novak, Esq., representing the applicant.

William A. Stevens, P.E., P.P., Professional Design Services, sworn

Ian Borden, P.P., Professional Design Service, sworn.

Scott T. Kennel, P.E., McDonough & Rea Associates, sworn.

Vito Cardinale, Applicant sworn.

Mr. Stevens placed his credentials on the record.

Mr. Borden placed his credentials on the record.

Mr. Kennel placed his credentials on the record.

Motion by Committeeman Bille to accept as expert witnesses; second by Mr. Harper.

Aye: Bille, Harper, Fischer, Leonardo, Ryan, Wicks, Winchester, Wiseman, Dawes

Motion carried.

Mr. Hess summarized his July 19, 2012 review letter.

Mr. Taylor summarized his July 19, 2012 review letter.

Mr. Novak commented that Mr. Cardinale is an owner, developer, operator and hands on manager of the site. The Applicant will continue to comply with the prior conditions. The site is now four acres larger than before. The amended site plan is a less ambitious plan due to the economy.

A-1 Site Plan (proposed)

A-2 Site Plan (approved)

A-3 Colored Rendering

Mr. Borden testified to the additions and alterations proposed to the site. The square footage is only increased by 2% with the parking being increased by almost 12%. The new proposal is for the main building to be three stories with no basement; the other proposed buildings are one story. Mr. Borden testified there have been three alternate plans proposed for the pad sites; he explained the proposal to the Board. The original plan had a bank on the left, a restaurant in the middle and retail on the right. The bank has now been shifted from the left to the right; the restaurant, which was in the center, has become a fast food restaurant and shifted slightly to the north, the retail has become a smaller fast food type restaurant. Mr. Borden clarified that all three of the pads are proposed with a drive-through. Mr. Hess clarified that under Barnegat's Ordinance fast food restaurant is defined as having a drive-through. Mr. Borden commented that fast food restaurants are a conditional use in the zone, testifying to what the conditions are and stating that the Applicant does comply. Mr. Hess explained the application before the Board is for a shopping center and a shopping center allows restaurants intermingled with shops and offices. The Board had a discussion regarding the restriction of a restaurant without a liquor license and there was no objection to removing this condition.

Mr. Borden testified the design waivers being requested are associated with the basin and tie into the comments in Mr. Taylor's letter regarding safety. Mr. Novak commented the Applicant would agree to a metal decorative six foot high fence. The parking is being increased from the original approval, but still is not in compliance with the ordinance. The fuel break is being increased from 28.2 feet to 33.2 feet. Mr. Borden testified there are two compactor areas proposed to handle the recycling. Mr. Hess commented details for screening need to be provided as well as the access detail. There are also two refuse enclosures in the back of the main building, noting a bank does not require a dumpster, but the alternate plan with the restaurant does reflect a dumpster. Each refuse enclosure does have a decorative masonry wall with a decorative gate. Solid reinforced concrete piping would be changed to perforated plastic in a stone bed as suggested by Mr. Hess, providing the rest of the relief sought is granted. Mr. Borden testified regarding the connectivity of the walkways throughout the site, stating they will comply. Mr. Borden stated the Applicant would comply with the items in Mr. Taylor's review letter. The circulation has remained the same from the original approval as well as the conditions placed regarding deliveries. The third entrance is the only change. The interconnection with the church will remain.

Mr. Kennel testified there was a traffic study presented to the Board dated July 11, 2012, dealing with two issues, traffic generation and a parking analysis. The proposed amended site plan for the PM Peak generates 56 less trips than the originally approved plan. The Saturday peak hours will be an increase in approximately 60 trips, translating to 30 cars with a trip in and out. The overall traffic generation is comparable and does not warrant a detailed traffic analysis at each driveway. Mr. Hess questioned the three alternate layouts and the impact on the parking and trip generation analysis. Mr. Kennel testified the traffic generation would be less with the retail becoming a car wash facility. The alternate plans are comparable if not less from a traffic generation standpoint. The traffic flow regarding the car wash was explained. Mr. Hess inquired if there are additional improvements on Lighthouse Drive to accommodate the turning movements when all three of the driveways are open at a full capacity. Mr. Kennel commented there are a few changes in the middle driveway and a new plan will be prepared reflecting the modifications. Parking observations have been conducted at Jackson Crossings, which is a mix use facility comparable to this proposal. He testified regarding the different uses and their peak times stating all uses proposed are compatible. Mr. Borden testified there are no variances being sought with the application, but in his professional opinion, the design waivers being sought can be granted without substantial detriment to the intent and purpose of the zoning and the design standards of the Barnegat Township Land Use Ordinance. There was a discussion regarding the architecture of the building.

(Whereupon the Board took a recess; proceedings then continue as follows:)

Motion by Mr. Fischer to open to the public; second by Ms. Ryan.

All voted aye. Motion carried.

Mr. Dawes noted for the record there was no public comment.

Motion by Mr. Harper to close to the public; second by Mr. Wicks.

All voted aye. Motion carried.

Mr. McKenna charged the Board.

Motion by Mr. Fischer to approve; second by Mr. Harper.

Aye: Fischer, Harper, Bille, Leonardo, Ryan, Wicks, Winchester, Wiseman, Dawes

Motion carried.

#### APPROVAL OF VOUCHERS: **RESOLUTION P-2012-25**

Motion by Mr. Wiseman to approve; second by Mr. Leonardo.

Aye: Wiseman, Leonardo, Bille, Fischer, Harper, Ryan, Wicks, Winchester, Dawes

Motion carried.

OPEN MEETING FOR GENERAL PUBLIC COMMENT:

Motion by Mr. Leonardo to open to the public; second by Ms. Ryan.

All voted aye. Motion carried.

Mr. Dawes noted for the record there was no public comment.

Motion by Mr. Fischer to close to the public; second by Committeeman Bille.

All voted aye. Motion carried.

LITIGATION/EXECUTIVE SESSION: NONE

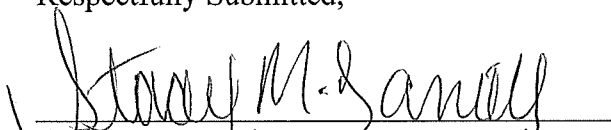
ADJOURN MEETING:

Motion by Mr. Fischer to adjourn; second by Committeeman Bille.

All voted aye. Motion carried.

Meeting adjourned 9:26 p.m.

Respectfully Submitted,

  
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Stacey M. Daniels