

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

**MINUTES OF MEETING
JANUARY 25, 2022
6:30 P.M.**

MEMBERS PRESENT: Robert Doherty - Vice Chairman, Louis Fischer – Class II,
James Goldstein Jack Leonardo - Chairman, George Perez,
Fred Rubenstein – Mayor’s Designee, Lou Scheidt, Glenn Swank, Phillip Grasso – Alternate II

MEMBERS ABSENT: Al Bille - Committeeman, William Wiseman - Alternate I,

ALSO PRESENT: Stacey M. Cole, Secretary to the Board, Michael J. McKenna, Esq., Hierung,
Gannon & McKenna, Board Attorney, David Barry, P.E., CME Engineers, Board Engineer

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: NONE

APPROVAL OF MINUTES: NONE

RESOLUTIONS:

- A. RESOLUTION NO. P-2022-3
DOCKET NO. PB 19-05
JUST A BUILDER, LLC
BLOCK 161.10, LOT 13.08
14 BURR STREET
APPROVAL OF MINOR SUBDIVISION**

Mr. McKenna summarized the resolution.

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

Aye: Doherty, Fischer, Goldstein, Grasso, Perez, Leonardo

Motion carried.

OLD BUSINESS: NONE

NEW BUSINESS: NONE

NEW BUSINESS:

**A. DOCKET NO PB 21-11
PHEASANT RUN II HOMEOWNERS ASSOCIATION
219 PINE OAK BOULEVARD
BLOCK 93.01, LOT 77
FIELD CHANGE – RECREATION AREA
ELIMINATE STONED AREA AND
REPLACE WITH CONCRETE**

Drew DiGirolamo, President of the Board of Trustees, sworn.

Mr. DiGirolamo testified the request is for a field change for their recreation area. The area between the pool, tennis courts, bocce and shuffle board is currently stone; which is hazardous to walk on. The proposal is to replace the stoned area with concrete.

Motion by Mr. Rubenstein to open to the public; second by Mr. Fischer.

All voted aye. Motion carried.

Mr. Leonardo noted for the record there was no public comments.

Motion by Doherty to close to the public; second by Mr. Rubenstein.

All voted aye. Motion carried.

Mr. Barry commented the Applicant should post escrow money for an inspection fee. Mr. Fischer advised no construction permit is necessary however a zoning permit needs to be obtained. Mr. Taylor advised the Board that in today's standards it would be required for this area to be concrete and compliant with ADA and the barrier free sub code.

Motion by Mr. Goldstein to approve; second by Mr. Swank.

Aye: Goldstein, Swank, Fischer, Grasso, Perez, Rubenstein, Scheidt, Doherty, Leonardo

Motion carried.

**B. DOCKET NO. PB 08-22
EXTELL DEVELOPMENT COMPANY
BARNEGAT 67
BLOCK 92.111, LOTS 24.14
770 LIGHTHOUSE DRIVE
FINAL MAJOR SITE PLAN AND
MINOR SUBDIVISION WITH VARIANCES**

Salvatore Alfieri, Esq., Cleary, Giacobbe, Alfieri & Jacobs, LLC, representing the Applicant.

Mr. Alfieri advised the Board this site was previously approved for a Jiffy Lube carwash facility and the proposal is now for a liquor store.

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

Motion by Mr. Doherty to accept as an expert witness; second by Mr. Fischer.

All voted aye. Motion carried.

Paul Rugarber, Architect, sworn.

Mr. Barry summarized the review letter.

Mr. McKenna asked for the record if the applicant is prepared to meet all the comments in the review letter. Mr. Borden agreed to comply with both Mr. Taylor's letter and CME's letter.

A-1 Site Plan

A-2 Architectural Rendering

Mr. Borden testified to the location of the property, the previous approval and the current proposal before the Board. The site was approved as a quick lube and carwash consisting of 10,143 square feet and 18 parking spaces; the liquor store is proposed to have 10,130 square feet with 47 parking spaces. He testified to the parking, site circulation, and trash and recyclables enclosures. The proposal does not increase impervious or building coverage and therefore no changes are required for the storm water basin. All setbacks remain and there are no changes proposed to the remainder of the site. Signage will be in compliance with the ordinance requirements. Mr. Borden testified there is a mezzanine section in the building and is strictly for storage, with a small office and does not impact the parking requirement. Mr. Taylor commented the ordinance calculates gross floor area and it specifically includes storage and should be quantified. Mr. Borden commented the shared parking analysis has been updated and reflects the peak parking demand is 549 space and the total number of parking for the entirety of the center is 626 spaces. There was a discussion regarding the overall site parking. The Applicant agreed to garbage pickup between 7:00 am and 7:00 pm and compliance with all previous site plan conditions.

Paul Rugarber, Architect, previously sworn.

Mr. Rugarber placed his credentials on the record.

Motion by Mr. Fischer to accept as an expert witness; second by Mr. Goldstein.

All voted aye. Motion carried.

Mr. Rugarber testified using exhibit A-2 pointing out the architectural features, the height of the building and parapet walls to screen the equipment on the roof. The materials and colors of the building were discussed. Mr. Rugarber advised the Board the materials to be used on the wing wall will match the building. He testified regarding the size of the mezzanine area and the office. The rear doors open out and the Applicant agrees to the installation of bollards. Mr. Taylor commented the ordinance permits one façade sign, so if the Applicant is not going to comply with this they will need to come back and request a variance. He suggested the color scheme of the building should be more subtle to compliment the rest of the buildings on site.

There was a discussion regarding the site circulation and the 180 degree turn. Mr. Taylor advised the Board this 180 turn is a shorter radius than at the Dunkin' Donuts as it is wider movement. Mr. Borden testified they demonstrated this turn with a refuse truck, making it much easier for a passenger vehicle to make the turn. A comment was made that there is a difference between the site being a drive through and the liquor store being a park and enter facility. Delineated lanes and adequate signage is extremely important. Mr. Alfieri agreed the Applicant would work with the Board professionals on striping and signage. The Board discussed pedestrian crosswalks and signage for safety. The Applicant agreed that should shopping carts become an issue within the parking lot they would confer with the town to address the issue.

A-3 Minor Subdivision Map

Mr. Borden testified to the proposed minor subdivision of the pad site itself. The lot would consist of the parking area and the building. There are several technical C variances required with the subdivision; testimony was provided for each variance being requested. Mr. Alfieri explained these variances come from the imaginary line that will be drawn to create the independent lot. Mr. Borden testified these variances do not affect the overall center and everything still complies with the original site plan approved.

Nukala C. Reddy, sworn.

Mr. Reddy testified he would be the owner of the liquor store and currently owns other liquor stores. He agreed to limit the times of the deliveries to 7:00 am – 7:00-pm. He testified deliveries are Tuesday through Friday and there are typically six deliveries per day and box trucks are used.

Motion by Mr. Fischer to open to the public; second by Mr. Scheidt.

All voted aye. Motion carried.

Joseph Langschultz, 7 Biddleford Court, sworn.

Mr. Langschultz addressed the Board with concerns about the orientation of some of the parking spaces and the potential for glare from the headlights. He commented he agreed with the changing of the color scheme of the proposed building to match the existing buildings.

The Board had a discussion relating to the landscape on the site. Mr. Taylor explained the ordinance requires a filtered buffer along a site perimeter and this project does comply. Motion by Mr. Doherty to close to the public; second by Mr. Fischer.

All voted aye. Motion carried.

Mr. McKenna charged the Board.

Motion by Mr. Doherty to approve; second by Mr. Scheidt.

Aye: Doherty, Scheidt, Fischer, Goldstein, Grasso, Perez, Rubenstein, Swank, Leonardo

Motion carried.

APPROVAL OF VOUCHERS: RESOLUTION NO. P-2022-4

Motion by Mr. Scheidt to approve; second by Mr. Goldstein.

Aye: Scheidt, Goldstein, Fischer, Grasso, Perez, Rubenstein, Swank, Doherty, Leonardo

Motion carried.

OPEN MEETING FOR GENERAL PUBLIC COMMENT:

Motion by Mr. Fischer open to the public; second by Mr. Scheidt.

All voted aye. Motion carried.

Joseph Langschultz, 7 Biddleford Court, previously sworn.

Mr. Langschultz commented that there are no sidewalks outside of the Lennar development and inquired about who to contact. Mr. Taylor explained the Board religiously asks for sidewalks, but his recollection was there was a county issue and they were not able to require it as part of the development.

LITIGATION/EXECUTIVE SESSION: NONE.

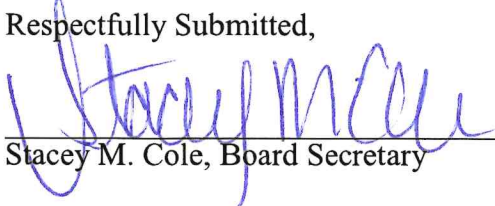
ADJOURN MEETING:

Motion by Mr. Fischer to adjourn; second by Mr. Doherty.

All voted aye. Motion carried.

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,



Stacey M. Cole, Board Secretary