

The March 9th, 2020 Regular Meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Dan Cortese presiding.

PRESENT

Dan Cortese, **Chairman**
Steven Kennis, **Mayor**
Jeff Dostal
Karen MacArthur
Gary Quinn
Al Nappi
Christopher Reid

ALSO PRESENT

Terry Brady, Esq., **Board Attorney**
Bruce Jacobs, PE, PP CME, **Board Engineer**

ABSENT:

Mark Dykoff, **Committeeman**
Robert Laureigh, **Vice-Chairman**
Neal Marine, **Alternate #1**
James LeTellier, **Alternate #2**

Chairman Cortese announced that the Lacey Township Planning Board has provided public notice of this evening's meeting on the 24th day of January in the Asbury Park Press and in the Beacon on the 30th day of January 2020. Chairman Cortese also reminded all applicants and interested parties present attending this meeting that the Planning Board will not entertain any application testimony past 11:00 PM.

Chairman Cortese requested that all rise and salute the Flag. The roll was called and as a result Dykoff, Laureigh, Marine and LeTellier were found to be absent.

MINUTES:

Chairman Cortese asked for a motion to approve the minutes of January 13, 2020 Re-Organization meeting. Motion to approve the January 13, 2020 Re-organization meeting minutes was made by Mayor Kennis, seconded by Mr. Quinn.

Roll Call Vote:

For: Kennis, Quinn, Dostal, Cortese
Against: None
Abstain: None
Not Voting: Reid, MacArthur, Nappi
Absent: Dykoff, Laureigh, Marine, LeTellier

Chairman Cortese asked for a motion to approve the executive minutes of January 13, 2020 Re-Organization meeting. Motion to approve the January 13, 2020 Executive meeting minutes was made by Mayor Kennis, seconded by Mr. Quinn.

Roll Call Vote:

For: Kennis, Quinn, Dostal, Cortese
Against: None
Abstain: None
Not Voting: Reid, MacArthur, Nappi
Absent: Dykoff, Laureigh, Marine, LeTellier

VOUCHERS Chairman Cortese asked for a motion to approve the invoices submitted to the Board.

Gravatt – Invoice #37088 17-SP-02 M&T – 3-2-2020 \$116.25
Gravatt – Invoice #37081 17-SP-07 Weissenburger – 3-2-2020 \$1,395.00
Gravatt – Invoice #37087 19-MnS-04 Brack – 3-2-2020 \$465.00
Gravatt – Invoice #37083 19-MnS-06 Schoeneberg – 3-2-2020 \$465.00
Gravatt – Invoice #37085 20-SP-01 Aldi, Inc. – 3-2-2020 \$116.25
Gravatt – Invoice #37086 20-SP-03 Old Time Automotive – 3-2-2020 \$38.75

– Invoice 3-9-2020 \$250.00

A motion to approve the vouchers as submitted was made by Mayor Kennis, seconded by Mr. Nappi and unanimously carried by the membership present.

Roll Call Vote:

For: Kennis, Nappi, Dostal, MacArthur, Quinn, Cortese
Against: None
Abstain: None
Not Voting: Reid
Absent: Dykoff, Laureigh, Marine, LeTellier

RESOLUTIONS:

A resolution of the Planning Board granting minor subdivision approval, **Application #19-MnS-06** regarding Block: 4108, Lots: 18-21, Block: 4111, Lots: 3-4, Tax Map: 114, aka 2532 Dover Road, Bamber as submitted by **William Schoeneberg** was sanctioned on a motion by Mayor Kennis, seconded by Mr. Quinn.

Roll Call Vote:

For: Kennis, Quinn, Nappi, Cortese
Against: None
Abstain: None
Not Voting: Dostal, MacArthur, Reid
Absent: Dykoff, Laureigh, Marine, LeTellier

A resolution of the Planning Board granting minor site plan approval, **Application #20-SP-01** regarding Block: 314.01, Lots: 29.04, Tax Map: 30 aka 300 North Main Street, Forked River submitted by **Aldi, Inc.** was sanctioned on a motion by Mr. Nappi, seconded by Mr. Quinn.

Roll Call Vote:

For: Nappi, Quinn, Cortese
Against: None
Abstain: None
Not Voting: Dostal, MacArthur, Reid, Kennis
Absent: Dykoff, Laureigh, Marine, LeTellier

A.) APPLICATIONS FOR TECHNICAL COMPLETENESS

NONE

B.) APPLICATIONS FOR SITE PLAN WAIVERS

b.1) Application #20-ADM-01

Site Plan Waiver / Administrative Approval
Block: 797, Lots: 1-4, Tax Map: 43
502 laurel Boulevard, Lanoka Harbor
Submitted by **Lanoka Harbor Associates** / Applicant

Salvatore Alfieri, Esq. Attorney representing Lanoka Harbor Associates came forward to address the Board.

He indicated this application is to remove a 12,000 gallon underground fuel storage tanks and replace them with a 1900 gallon above ground fuel storage tank. The new tank will be in the same location. The tanks were tested and they are not leaking and the test came back clean. The tanks will also hold the same kind of gasoline. The tank area will be fenced in during construction, and it will be protected by concrete bollards.

Mr. Nappi stated he has never seen gasoline tanks above ground. **Jose Betances, PE, PP** came forward and was sworn under oath by the Board Attorney. Mr. Betances stated the new tank is being proposed in the same location and fencing will be installed around this area while under construction.

Mr. Nappi stated his concern is with the safety and security of the tanks. Mr. Betances stated there will be a concrete border and bollards are being constructed as well. A DEP permit and approval is necessary. The DEP is requiring the tank to be self-contained, located on a slab, with bollards on two sides, containment system for spillage that must be double walled.

Anthony Spalliero, applicant came forward and was sworn under oath by the Board Attorney. Mr. Spalliero stated the tank is being replaced because he cannot get insurance for a 30 year tank. He explained that the DEP were the ones that advised him to go with the above ground tank. They did obtain environmental reports for the underground tanks. There are 150 slips at the Marina and this tank will be more than enough to meet their demands.

Motion to approve the application was made by Mr. Nappi with the stipulation that the applicant submit the letter from the DEP and the report from Meriden Environmental. This motion was seconded by Mr. Quinn.

Roll Call Vote:

For: Nappi, Quinn, Dostal, Kennis, MacArthur, Cortese
Against: None
Abstain: None
Not Voting: Reid
Absent: Dykoff, Laureigh, Marine, LeTellier

C.) APPLICATIONS FOR PUBLIC HEARING:

c.1) Application #20-SP-03

Preliminary & Final Major Site Plan

Block: 739, Lots: 11, Tax Map: 41

730 North Main Street, Lanoka Harbor

Submitted by **S.C.H.I.A. Inc. c/o Jeffrey & Karen Nilon** / Applicant

Mr. Jacobs summarized his review letter dated January 23, 2020 into the record indicating the subject application was deemed complete by the Board in February. The site is currently developed as the OTA car care center and used as a motor vehicle repair garage. The applicant proposes to construct a 2200 SF building addition on the south side of the existing building to provide 4 additional service bays along with relocating the ADA parking stall and to pave the gravel staging/parking area. Mr. Jacobs reviewed the requested variances being sought, waivers, and his general & technical comments along with the outside agency approval that will be necessary if the application is approved.

Christopher Supsie, Esq. Attorney representing the applicant came forward and addressed the Board and called upon his Engineer.

Frank J. Little Jr., PE, PP came forward and was sworn under oath by the Board Attorney. Mr. Little provided the Board with professional background. The Board accepted his qualifications. Mr. Little testified that the proposed building addition and parking area expansion are all located in existing impervious area, which will not be expanded. The interior garage space will accommodate the current demand. There will be a total of 6 employees. The hours of operation are 8am to 5pm – Monday through Friday and 7:30am to 3:00pm on Saturdays. The elimination of interior curbs will assist drainage to the proposed drainage facility. A sidewalk on South Street would have to terminate at the end of the applicant’s property due to the post and rail existing on the neighboring lot, making the same an undue and unnecessary expense. Mr. Little stated the applicant will coordinate with the Board Engineer should additional tree planting be required. The purpose of the addition will allow the business to run more efficiently. There will be no additional employees. Mr. Little described the proposed stone trench. The Board recommended that this trench be moved to the property line, in order to provide the expansion of the pavement for additional parking. Mr. Little explained the changes are in keeping with the area and neighborhood. There will be no detriment to the public good.

Public Comment:

The meeting was open to public comment. There being no further comments, this portion of the meeting was closed.

Motion was made by Mr. Quinn to approve application with condition the applicant adheres to the engineering review along with revising the plans to move the drainage trench within one foot of the property line. This motion was seconded by Mayor Kennis.

Roll Call Vote:

- For: Quinn, Kennis, Dostal, MacArthur, Nappi, Cortese
- Against: None
- Abstain: None
- Not Voting: Reid
- Absent: Dykoff, Laureigh, Marine, LeTellier

D.) ITEMS FOR DISCUSSION

NONE

E.) GENERAL LAND USE MATTERS

NONE

F.) COMMENTS FROM THE MEMBERS & STAFF

With no additional business at this time, the meeting was adjourned and unanimously carried by the membership present

Respectfully submitted,

Christopher Reid, Director DCD
Lacey Township Planning Board