

**WALL TOWNSHIP PLANNING BOARD  
MINUTES - REGULAR MEETING  
MUNICIPAL MEETING ROOM  
DECEMBER 14, 2009**

Vice Chairman Luttmann called to order the regular meeting of the Wall Township Planning Board at 7:30 P.M. Members present were Ralph Addonizio, Tim Clayton, Mary Hearn, Todd Luttmann, George Newberry, first alternate Kristin Coman, second alternate George Bednarski, Attorney Hirsch, Engineer Rooney, Planner Bergailo, Planning Board Secretary Lang, Planning Board Recording Secretary Schinestuhl and Court Reporter Arnone. Members Aromando, M. Clayton, Farrell and DiRocco were not present.

Vice Chairman Luttmann announced the meeting was being held in accordance with the "Sunshine Law" and a resolution adopted on January 12, 2009.

**SALUTE TO THE FLAG**

Mr. Luttmann said we have the Amendments to the Stormwater Management, ASP and Route 70 Office applications.

**STORMWATER MANAGEMENT**

Mr. Zahorsky was sworn.

Mr. Zahorsky explained he is presenting a revised Stormwater Management plan for the Board's approval. It was approved some months ago. The Technical Advisory Committee had issues and revisions. We did those. Wreck Pond Brook was completed. They wanted additional information about the contamination. Other amendments are typographical and cleaning up the table of contents.

The application was open and closed to the public.

Mr. Addonizio made a motion to approve the amended Stormwater Management Plan. Deputy Mayor Newberry seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Addonizio, Newberry, Bednarski, T. Clayton, Mesdames. Coman, Hearn and Luttmann voted yes.)

**CARRIED APPLICATIONS**

**ASP WALL – PB#19-2007** – 5165 Belmar Blvd, Block 917, Lot 65, GI-5 zone. Application complete: October 16, 2007. Carried from December 3, 2007, July 13, 2009 and October 5, 2009. Applicant proposes to construct one 80,000 s.f. warehouse building and six (6) 15,000 s.f. buildings containing warehouse/office. The six 15,000 s.f. buildings are proposed with a breakdown of 25% office and 75% warehouse. Site

Timothy B. Middleton, Esq. appeared for the applicant.

Attorney Middleton said he is going to provide a summary as to where they are. There was an issue raised by Mr. Addonizio concerning access from Birdsall Road. He suggested that we consider Belmar Blvd. The Township Committee concurred. He said he will set up a meeting with the County to discuss this. He would like someone from the Board to attend that meeting.

Attorney Hirsch said it seems to be a logical thing to do. The Board agreed to have the Engineer attend the meeting.

Mr. Luttmann asked if our Planner and Engineer had time to look at the plans. Attorney Middleton said he has a copy of the plans. If someone from the Township Committee would like to attend the meeting he would appreciate that. We are going to need help from the town to have the access on Belmar Blvd.

Mr. Luttmann said we would like input from our professionals before we agree to that.

Mr. Addonizio asked Attorney Middleton to give the Professionals updated plans. Attorney Middleton said he will after this meeting.

Mr. Rooney said he has seen the plans. It is in keeping with the Board's direction.

Mr. Addonizio said I would feel comfortable with a representative going to the meeting.

Deputy Mayor Newberry said he is not comfortable with a Board member going but he is comfortable with the Engineer or Planner.

Captain Clayton agreed. I think we need to send someone from the Police Department Traffic Unit also.

Ms. Hearn said the residents on Belmar Blvd. should be notified.

Mr. Addonizio said he doesn't think there is anything near by.

Attorney Middleton said it is pretty much vacant. There are no other changes to the application. The other issue is the location of the buildings. We have one final step from FAA we are before them now. On November 9<sup>th</sup> a letter was sent to the water/sewer engineer outlining why I believe the applicant should connect to SMRSA. She agreed with me about 95%. He said he also met with Joe Verruni and Matt Zahorsky.

Mr. Addonizio asked if there were any other changes to the plan. You said you would have to do something with traffic. Attorney Middleton said they never made that change.

Deputy Mayor Newberry said allowing our Professional to go to the County we are not definitely agreeing to that entrance. Attorney Hirsch said it is just informational.

Mr. Luttman said the Board is authorizing Mr. Rooney to attend the meeting with a Police Officer from the Traffic unit. This application will be carried to February 1, 2010. Attorney Middleton waived the time limits until April 15, 2010.

**ROUTE 70 OFFICE PARK – PB#1-2008** – 2703 Ramshorn Drive, Block 893, Lot 108, OP-10 zone. Application complete: January 29, 2008. Carried from March 17, 2008, July 14, 2008, December 15, 2008, April 20, 2009, June 15, 2009, July 13, 2009, September 21, 2009 and November 9, 2009. Applicant proposes to construct three two story medical office buildings. Building “A” 16,000 s.f. and Buildings “B” & “C” 17,514 s.f. Site with variances

Timothy B. Middleton, Esq. appeared for the applicant.

Attorney Hirsch reviewed the file and stated the Board has jurisdiction to proceed.

Entered into evidence:

- A-1 Jurisdictional Items
- A-2 Preliminary & Final site plan prepared by R.C. Associates dated October 22, 2009. Architectural plans and elevations prepared by Aquatecture Associates dated November 5, 2009
- A-3 Stormwater Management report prepared by R.C. Associates dated October 23, 2009
- A-4 Traffic Impact Study prepared by McDonough & Rea last revised November 20, 2009
- A-5 CAFRA permit application prepared by Environmental Management dated November 24, 2009
- A-6 JCP&L plan review dated December 2, 2009
- A-7 Monmouth County Board of Health plan review dated February 8, 2008
- A-8 NJDOT review of noticing dated May 13, 2009
- A-9 Wetland delineation report prepared by Amanda g. Lettieri dated September 2005
  
- PB-1 Engineering plan review prepared by Charles Rooney dated February 11, 2008
- PB-2 Planning plan review prepared by Cheryl Bergailo dated February 12, 2008
- PB-3 Water/Sewer review prepared by Robert Mainberger dated February 11, 2008
- PB-4 Planning plan review prepared by Cheryl Bergailo
- PB-5 Engineering plan review prepared by Charles Rooney dated April 24, 2009
- PB-6 Planning plan review prepared by Cheryl Bergailo dated April 16, 2009
- PB-7 Water/Sewer review prepared by Roberts Engineering dated August 28, 2009
- PB-8 Bureau of Fire Prevention plan review dated January 31, 2008
- PB-9 Bureau of Fire Prevention plan review dated April 3, 2009
- PB-10 Wall Township Environment Advisory Committee plan review dated February 9, 2008
- PB-11 Memo prepared by Ken Critchlow, Wall Public Works, dated January 31, 2008
- PB-12 Engineering plan review prepared by Charles Rooney dated December 11, 2009
- PB-13 Planning plan review prepared by Cheryl Bergailo dated December 10, 2009

Sworn by Reporter Arnone:

Joseph Kociuba  
John C. Amelchenko  
Keith Ritchings  
Cheryl Bergailo  
Charles Rooney

Entered into evidence:

- A-10 Architectural rendering of the proposed buildings
- A-11 Aerial photo taken October 22, 2009
- A-12 Mounted copy of the site plan
- A-13 Overall layout plan
- A-14 Layout plan sheet 1 of 4
- A-15 Layout plan sheet 2 of 5
- A-16 Grading, drainage and utilities – sheet 6 of 21
- A-17 Grading, drainage and utilities – sheet 7 of 21
- A-18 Landscaping plan sheet 8 of 21
- A-19 Landscaping plan sheet 9 of 21

Attorney Middleton explained the applicant is proposing to construct three office buildings. The property is located on Ramshorn Drive/Route 70. It is located in the OP-10 zone. Building A will have frontage on Ramshorn Drive and Buildings B & C will have frontage on Route 70. Buildings B & C back up to the residential area on Horseshoe Drive. They will maintain a 75' buffer. A variance for front yard setback is needed because we moved the buildings away from the residents. Going back several years the Board asked us not to connect the buildings via a driveway. The green area between the buildings is mostly wetlands. We did not connect the two sites so all the traffic would not go on Ramshorn Drive.

Mr. Amelchenko gave his credentials which were accepted by the Board.

Mr. Amelchenko explained he is the project architect. He was retained to design three separate office buildings.

Attorney Middleton asked Mr. Amelchenko to describe the buildings.

Mr. Amelchenko said the site contains ten acres. It is unusually shaped. We would not connect one building site to the other. They will be connected visually. On Route 70 will be two 17,000 s.f. two story office buildings with no basements. They are designed as medical office structures. Patients will be dropped off so we are proposing a canopy to cover them from the weather. The two buildings are mirror images of one another.

Attorney Middleton said the footprints of the buildings are 17,000 s.f. The total would be about 35,000 s.f. Mr. Amelchenko said each individual building would be 17,000 s.f. Buildings B & C total 35,000 s.f. Building A is slightly smaller at 16,000 s.f. They are two story buildings with no basements. It looks less of an office building because of the slate mansard roof. It gives the

appearance of a pitched roof. All the mechanicals would be located on the roof. Maximum building coverage is 20% and we are a little over 6%.

Attorney Hirsch said you are saying the two buildings, B & C, total 17,000 s.f. the footprint is about half of that. Mr. Amelchenko said about 8,500 s.f. per building.

Attorney Middleton asked Mr. Amelchenko to describe building A. Mr. Amelchenko showed the Board the elevations and floor plans.

Entered into evidence:

A-20 Elevation of Build A and architectural plan

Mr. Amelchenko said they have a similar design. There are some large white columns with concrete siding. There is a copula that appears on the roof line.

Attorney Middleton asked about the height of the buildings. Mr. Amelchenko said they are all less than 40' total. Building A is 35.2', Building B is 39.31' and Building C is 38.64' where 40' is allowed.

Entered into evidence:

A-21 Elevations of Building B & C

A-22 Floor plan of Building B & C

Mr. Amelchenko said the floor plans for Buildings B & C are mirror images. They are very basic. There are lobbies with elevators and stairs. There are restrooms, stairs and utility spaces. It is the same on the upper floors. Building A it is a little more compact.

Mr. Amelchenko explained buildings B & C are approximately 120' in length and 73' in depth. Building A is approximately 97.8' X 87'.

Attorney Middleton asked if these buildings will fit in. Mr. Amelchenko said yes it is an office park. He explained it was a better planning move to have that 150' setback from the rear property away from the residents. That puts us closer to Route 70.

Mr. Addonizio asked between Buildings B & C you have an overhang, why? Looking at it makes it look like a longer building. Mr. Amelchenko said if the overhang wasn't there it may make the building seem less long. The added benefit is ambulances can drop someone off and actually park there and help them out.

Mr. Addonizio asked for the distance between the two buildings. Mr. Amelchenko said about 44'. Mr. Addonizio said that overhang looks like a bridge between the two buildings. I don't find it that appealing. Is there anything on 70 that mimics what you are doing? Mr. Amelchenko said nothing that he is aware of. Attorney Middleton said this clearly enhances the drop-off and

pick-up. If we planted fairly large trees on either side of the building it would probably break it up.

Attorney Middleton stated they have a landscape plan. We are adding nothing along the buffer. There will be sufficient landscaping. We could also add more.

Ms. Hearn said she likes the canopy.

Mr. Luttman asked what about additional trees to break it up.

Ms. Hearn said there are plenty of trees in front of this anyway. Are there trees in front of this building that we don't see? Mr. Amelchenko said yes and the plantings in front would soften the buildings and parking area.

Deputy Mayor Newberry said the rendering does give us a different feel.

Mr. Rooney asked about the mechanical equipment. Mr. Amelchenko said the equipment will be on the roof and not on the ground.

Mr. Rooney asked about the parapet. Mr. Amelchenko said it will not be visible from the ground.

Mr. Addonizio asked if there were any issues with the mechanicals echoing. Mr. Rooney said the noise would be a concern but the parapet should provide a reasonable sound barrier.

Mr. Addonizio said there is a difference with the mechanicals on the roof and on the ground, sound travels. Mr. Rooney said the parapet will muffle the noise.

Mr. Addonizio asked if they will have a back-up generator. Mr. Amelchenko said no.

Deputy Mayor Newberry asked if there were different types of roof top units that would have different outputs. Mr. Rooney said there are choices. You can get them with cabinets around the units themselves.

Attorney Middleton said for the next meeting we will have that resolved and provide sound testimony.

Attorney McGlynn, 18 S. Tamarack Road, asked for the location of this project. Mr. Amelchenko said the project is on 70 between Old Bridge Road and the jug handle. There is a small medical office adjacent at the traffic light on 70. There are various commercial facilities to the east.

Mr. McGlynn asked if they had any idea of how many employees for that more intense use than general. Mr. Amelchenko said he would refer that to the planner as to the intensity of the use.

Mr. McGlynn asked have you designed medical before. Mr. Amelchenko said yes. He said the intensity really depends on who occupies the space. Attorney Middleton explained, regarding parking, 6 spaces per 1,000 s.f. is required for office and 5 spaces per 1,000 for medical.

Mr. McGlynn asked Building "B" does need a parking variance. Attorney Middleton said no.

James Higgins, 1480 Horseshoe Drive, asked about the AC units. How high are they going to be? Mr. Amelchenko said from grade level about 26'.

Mr. Higgins asked if they would produce more noise. Mr. Amelchenko said he doesn't think so. There would be a solid parapet wall around the whole building. There will be no opening at all. It is solid. The building is approximately 200' away from the residential structures and there is sufficient buffering.

Mr. Higgins said having a condenser on the ground would create less noise. Mr. Amelchenko said shielding it on the ground would have to be a solid wall and that would be difficult. Sometimes they are behind a fence.

Attorney Middleton said we will provide further testimony regarding noise at the next meeting.

Mr. Luttman asked Mr. Higgins to point out where his house is located. Mr. Higgins said it is to the northwest of the site. He asked Mr. Kociuba to scale the distance. Mr. Kociuba said it is 420' to the building from the corner of his home.

Mr. Higgins said he can hear the traffic on 70 on a daily basis. That is one of his concerns. The other concern is parking in the rear of the building. He asked where the access is for the building on Ramshorn Drive. Mr. Amelchenko said just to the west of the 75' buffer.

Michael Halpin showed his home on the rendering. He said no basement because of the soil issue. Is that because there are wetlands? Attorney Middleton said the engineer will fill in the blanks. The water table is high.

Mr. Halpin asked if there were leases yet. Attorney Middleton said not until we have approval.

Mr. Halpin said it will occupy medical. Attorney Middleton said that is the intent. We have provided enough parking for medical. If general office we would have more parking but the intent is medical.

Mr. Higgins said there may be a shopping center there. Attorney Middleton said he did not hear that. Mr. Higgins said if it is a 24 hour emergency center there will be traffic late at night. Attorney Middleton said I don't think that will happen but I will let you know at the next meeting.

Attorney Hirsch said he doesn't know if that is even permitted.

Ms. Bergailo said she doesn't know but she will check.

Attorney Hirsch said that is not what is proposed.

Mr. Higgins asked if the trees were to scale. Mr. Amelchenko said no. Attorney Middleton said they provided extensive testimony regarding the buffer.

Mr. Higgins asked for the height of the trees in comparison to the buildings. Attorney Hirsch said the engineer will answer that.

Mr. Higgins asked can the mechanicals be moved to the ground. Attorney Middleton said we will testify to that at the next meeting. We will consider it.

Mr. Higgins said when you do this clear cutting that noise from 70 is going to come right back to us. Attorney Middleton said you will hear from Mr. Kociuba regarding the buffering.

Mr. Higgins asked for the heights of the buildings in comparison to the heights of the homes. Mr. Amelchenko he doesn't know.

Mr. Higgins asked if we are standing on Horseshoe Drive will we see the tops of the buildings. Attorney Middleton said Mr. Kociuba will address that issue.

Mr. Higgins asked at Horseshoe Drive there will be no opening to the mechanicals as proposed. Mr. Amelchenko said, using A-21, showed the parapet going all the way around the top of the building.

Mr. Higgins asked regarding access on Ramshorn Drive how far off Horseshoe Drive. Attorney Middleton said Mr. Kociuba will address that.

Mr. Kiewe, 1594 Horseshoe Drive, said he lives on Block 893, Lot 105. He asked the distance to the closest building. Mr. Kociuba said about 460' to building A. Mr. Kiewe asked about the closeness to buildings B & C. Mr. Kociuba said about 630'.

Mr. Kiewe said move building A to Old Bridge rather than using Ramshorn Drive. Attorney Middleton said NJDOT requires the ramp to have no access. No ingress or egress is permitted on that ramp. He said he will provide that documentation to the Board.

Mr. Kiewe said he has wetlands behind his property. He said a lot of that land is wet. Regarding the height and noise he said he is going to be impacted.

Attorney Hirsch said we also have a Board Engineer and Planner reviewing the plans and preparing reports. They are available to the public. We do not just hear from the applicant's professionals we also hear from our own professionals.

Doug Damiano, Horseshoe Drive, showed where his house is located. It is lot 101. Mr. Kociuba said from your dwelling to the back of "C" it is about 220'.

Mr. Addonizio asked what the distance to edge of pavement is. Mr. Kociuba said 150'.

Mr. Damiano said please come out at night and run some tests as well. He said he can hear people talking at the red light at night. Attorney Middleton said they will do that.

Mr. Damiano said is there anything on the web-site that he can see. Attorney Middleton said he will sit down with him. He will give him copies of anything he needs.

Mr. Damiano asked if there were any studies done for animal conservation. Attorney Middleton said they have an application to DEP under CAFRA.

Attorney Hirsch said the plans must be filed and can be reviewed by the public. Anything can be reviewed in the Land Use Office. Legally they must be on file in the Land Use Office.

Andrew Braton, 2631 Ramshorn Drive, showed where his home is located on the rendering. Mr. Kociuba said it is the fifth house on the left side. The house is approximately 260' from building A.

Mr. Braton asked if they are applying for a permit. Attorney Hirsch explained they are applying for site plan approval.

Mr. Braton said no permits. Attorney Hirsch explained the town has a zoning ordinance. There are various zones in town. The ordinance tells what types of uses that are permitted. This zone allows this type of use. These are allowed under the ordinance. They must come to the Planning Board and get the lay-out approved and get the variances needed. This is in the final steps of planning.

Mr. Braton said on the elevation it shows you are filling the site. Mr. Amelchenko explained there are areas of fill on the site. He explained how height is figured. We are not here for a height variance.

Mr. Braton said you are not responsible for the noise or hours of operation. Mr. Amelchenko said correct.

Mr. Braton said the site is approximately 10 acres. Mr. Amelchenko said 9.56 acres.

Mr. Damiano asked what type of tax structure, what kind of taxes will be paid? Attorney Hirsch said that is nothing the architect can answer.

Mr. Luttman said we can carry this to January 25, 2010.

Attorney Middleton waived the time limits through May 1, 2010.

**RESOLUTIONS TO BE MEMORIALIZED**

**MCG PROPERTIES – PB#9-2009**

Block 806, Lot 8

Attorney Hirsch read the resolution of approval. Mr. Addonizio moved to adopt the resolution as read. Deputy Mayor Newberry seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Addonizio, Newberry, Bednarski, T. Clayton, Mesdames Coman and Hearn voted yes.)

**SEA GIRT CENTER – PB#2-2009**

Block 723, Lot 2

Attorney Hirsch read the resolution of approval. Mr. Addonizio moved to adopt the resolution as read. Deputy Mayor Newberry seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Addonizio, Newberry, T. Clayton, Mesdames Coman and Hearn voted yes.)

**ATLANTIC CORPORATE CENTER – PB#4-2009**

Block 829, Lot 1.01

Attorney Hirsch read the resolution of approval. Mr. Addonizio moved to adopt the resolution as read. Deputy Mayor Newberry seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Addonizio, Newberry, Bednarski, Mrs. Coman and Luttmann voted yes.)

There being no further business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 9:05 P.M.

Respectfully submitted,

Betty Schinestuhl  
Recording Secretary