



**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday July 22, 2015 – 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Randy Bishop, Rev. Paul Brown (Arrived 7:31 PM), Richard Culp, Janel Jones (Recused and left at 7:04 PM), Robert Lane, Tassie York (Left @ break 8:48 PM), Sharon Davis, Mark G. Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Administrative Officer to the Board.

Absent: Mychal Mills

OPENING: Meeting called to order by Chair Davis at 7:00 PM. Ms. Davis advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS ADOPTED & MEMORIALIZED: None.

DISCUSSIONS:

PB15/07 – Jersey Shore University Medical Center (Block 1201, Lots 4 & 5) – 19 Davis Ave & 1919 Corlies Ave. Applicant proposes to construct a 295,000 s.f. Hope Tower building on the former site of the John Knox Senior Citizen Housing site. The proposed building will be 10 stories with an overall height of 182.5 feet. Additionally, a parking garage is proposed on the westerly side of the property with 8 floors above grade and one below grade with a total height of 115 feet and containing 1,476 parking spaces. There will be an additional 36 spaces on grade to the easterly side of the parking garage for a total of 1,512 parking spaces.

Applicant is represented by Peter S. Falvo, Jr., Esq.

All professionals are sworn in by Board Attorney Mark Kitrick, Esq.

Dr. Kenneth N. Sable – President JSUMC

Dr. Sable describes the lack of cancer care service in the area. The idea is to keep all services under one roof for all phases of treatment. Meridian is currently expanding cancer treatment to all of its facilities.

Christopher Cirrotti, PE, PP, CME, LEED AP of Dewberry Engineers, Inc.
Mr. Cirrotti discusses the plans proposed for construction.

Exhibit A-1 – Sheet C501C – Colored Rendering Landscape Plan

Exhibit A-2 – Sheet C002 – Aerial

Exhibit A-3 – Sheet C102 Temporary Construction Trailer

Exhibit A-3A – C-003 Overall Existing Conditions

There are a total of 1,502 parking spaces in total now being proposed. (Over parking and requirements discussed).

Relief is required for setbacks, building coverage, and buffer area along Davis Avenue.

Parking study was performed.

Township approved lighting, sidewalk, and street trees proposed.

The ground level parking area will be gate controlled.

****7:31 PM – Pastor Brown arrives.****

Decorative lighting and landscaping comments will be complied with.

Questions are proposed with what is being proposed around the staging area.

Monument and minor directional signs are proposed – will come back to present Board with detail

Applicant is not looking for sign relief tonight.

Various waivers and variance requests are discussed.

****8:47 PM – The Board takes a 5 minute recess. 8:49 PM – Tassie York excuses herself from the hearing. The Board returns at 8:52 and all members are still present with the exception of Ms. York****

Charles H. Griffin, RA – Accepted.

Exhibit A-18 – Daytime Rendering

Exhibit A-19 – Overall Site “Birdseye View”

Exhibit A-20 – Sheet A101 – Parking Garage

Exhibit A-21 – Nighttime Rendering

Exhibit A-22 – Sheet LS101 – First Floor Plan

Mr. Griffin explains this will be an outpatient facility ONLY. Architectural features of the project are discussed.

There is proposed LED changing information on the façade of the garage structure.

LED lighting is proposed throughout the garage.

Robert Adams – VP Operations – JSUMC – sworn in – testified regarding deliveries. Supplies will be delivered to the main hospital and then shuttled over to the HOPE tower in smaller vehicles.

This project will create some jobs in the community.

Traffic, Sewer, Communications, and Signage to be addressed at the next hearing.

Board agrees to carry application for continuation to the Special Meeting of August 12th if time permits after the Verizon Wireless Application. No further notice required for the August 12th hearing.

ADJOURNMENT:

Motion to adjourn at 9:22 PM was made by Randy Bishop, moved and seconded by Robert Lane. All in favor. The next scheduled Planning Board meeting will be a Special Meeting on Wednesday, August 12, 2015 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer.