



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday February 22, 2017 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Mayor Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp (arrived 7:05 PM), Linda Kornegay, Robert Lane (arrived 7:04 PM), Mychal Mills, Sharon Davis, Mark 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 – Board Secretary.

Absent: John Bonney and Dyese Davis

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

EXECUTIVE SESSION:

1. Resolution #17-05 – Executive Session to discussion Wayside Associates Litigation matters.

RESOLUTIONS MEMORIALIZED: None.

PRESENTATION/DISCUSSIONS:

Amendment to the Parks, Recreation, and Open Space Element of the Master Plan – Jennifer Beahm, PP, AICP explains the amendments and the need for same with regard to Post-Sandy Planning Grants.

Motion to Adopt Amendment made by Richard Ambrosio and seconded by Mayor Dr. Brantley. All members present in favor.

PB15/15 – 645 Neptune Holdings, LLC – Block 816, Lot 5.02 – 635 Neptune Blvd – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to construct a school bus transit center for operation and storage of school buses. Applicant had a waiver hearing on December 23, 2015 at which time certain waivers were granted by the Board for completeness purposes. Applicant was also partially heard on January 27, 2016 and February 24, 2016. Applicant is represented by Mark A. Steinberg, Esq.

Application carried to May 24, 2017. New notice will be provided for the May 24, 2017 hearing date.

****A discussion takes place with regard to “cut off” dates and fees associated with the length of time an application may continually carry as it has become problematic for scheduling purposes.****

PB16/12 – BREW 35, Inc. (The Headliner) – Block 5606, Lots 2-14 – Applicant is requesting Amended Site Plan approval to renovate the existing outdoor deck area and replace the old, damaged bar areas with new bar areas as well as install a pool and cabanas in the area which was previously the west end of the deck and the volley ball courts. The volleyball courts are proposed to be moved adjacent to the new pool area. There are no modifications proposed to the existing building nor an increase in the area which is presently licensed at this time. **Partially heard on January 25, 2017.**

Dennis Collins, Esq. appears on behalf of Gregory W. Vella, Esq, attorney for the Applicant.

Jon J. Barnhart, PE, PP from Arthur W. Ponzio Co & Associates – 400 N. Dover Avenue, Atlantic City, NJ – is sworn in and provides testimony with regard to proposed site plan.

Exhibit A-2 – Aerial Photo of Site is marked.

There is no access provided on Route 35

The proposed pool will be 25 x 30 x 3 ft. deep.

Exhibit A-3 – Color Rendering of Overall site.

There are six (6) 10x10 cabanas proposed along the pool area.

The parking area is proposed to be restriped and handicap spaces will be defined with barrier free access.

Exhibit A-4 – Enlarged copy of Sheet 2 of Exhibit A-1.

Lease for parking area expires on 12/31/21.

There is no proposed sign on the roof area, it is only on the rendering and NOT proposed.

The existing fence varies in size and materials and is proposed to be replaced with an 8 foot solid wood fence.

Exhibit A-5 – Photos of existing fence

Exhibit A-6 – Rendering of proposed fence.

Jennifer Beahm requests that the sight triangle be shown on the plans to ensure that the fence will be located out of same.

The fence will be maintained as per the rendering in Exhibit A-6.

Existing lighting and signage is discussed – there are no proposed changes.

The only change being proposed is the lower panel to a 24 s.f. LED panel to be able to change signage by computer. A variance is required for the sign area, but the message portion will be 24 s.f., the entire sign panel will be 32 s.f.

It is indicated that all professionals' reports can be complied with through plan revisions.

Based upon the application and the testimony provided to the Board. A motion to approve the application as discussed was offered by Mayor Dr. Brantley, moved and seconded by Richard Ambrosio.

Those who voted YES: Richard Ambrosio, Mayor Dr. Michael Brantley, Rev. Paul Brown, Richard Culp, Robert Lane, Mychal Mills, Keith Cafferty, Linda Kornegay, and Sharon Davis

Those who ABSTAINED: None.

Those ABSENT: John Bonney and Dyese Davis

Those who voted NO: None.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, March 22, 2017 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Robert Lane, moved and seconded by Mayor Dr. Brantley, all in favor. Meeting closed at 8:49 PM.