



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Special Meeting Minutes
Wednesday May 10, 2017 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: John Bonney, Mayor Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, Robert Lane, Mychal Mills (arrived 7:23 PM), Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Jennifer Beahm, PP, AICP – Board Planner, Peter R. Avakian, PE, PP, CME – Board Engineer, John McCormack, PE, PTOE – Board Traffic Consultant, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: Richard Ambrosio (Recused)

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

PRESENTATION/DISCUSSIONS:

PB13/05 – Wayside Associates, LLC – Block 2001, Lot 17 (Formerly known as Block 1006, Lots 14.01 & 16) – 740 Wayside Road – Applicant is presenting a revised site plan that reduces the original number of proposed apartment units from 85 to 65 and reduces the number of buildings from 4 to 3, which will settle the litigation known as Wayside Associates, LLC v. Neptune Township Planning Board, if approved by the Board. This revised plan also eliminates the need for a sewer pump station and reduces the number of variances and waivers originally sought by the Applicant. Applicant is represented by Paul H. Schneider, Esq.

Mark Kitrick, Esq. compliments the Applicant's Attorney on public notice. Mr. Kitrick briefly describes the proposed settlement agreement and that the last time testimony was received on this application was January 28, 2015. Testimony this evening will be consistent with the settlement agreement.

All professionals are sworn in including:

Ian Borden, William Stevens, and the Board's Professionals.

Peter Avakian, Board Engineer, gives a brief history of the project and the site.

Ian Borden, President of PDS – still accepted by the Board – provides testimony on revised plan regarding variances and design waivers and compliance with the Township Ordinance.

Lot frontage and lot width variances are still required. It is agreed to shift the 3rd building 3 feet to comply.

All units are proposed to be rentals. None are proposed for low income housing. There will be no homeowners association.

There is an adequate refuse area.

It is mentioned that there is also a variance required for the minimum diameter of a circle.

No sheds being proposed.

There is a question whether parking spaces will be designated – it is testified there is adequate parking and there will not be assigned/designated parking.

The only signage being proposed would be a monument sign on Wayside Road frontage.

Bill Stevens, Vice President PDS – Professional Engineer and Planner – accepted – provides additional testimony with regard to new proposal and touches on traffic and Board Engineer reviews.

****Mychal Mills arrives at 7:23 PM****

Applicant is willing to provide sidewalk along the frontage of Wayside Road.

William Frantz – sworn in – questions regarding sewer and stability of existing pipe since it is old and also whether there is a moratorium on the opening of Wayside Road in this area.

Anita Stevenson-Frantz – questions parking – regulated by RSIS. Will there be visitor parking? Trash? – Trash will have private collection.

Open for Public Comment:

Anita Stevenson-Frantz – 718 Wayside Road – sworn in.

Linda Gullestad – 750 Wayside Road – sworn in – questions the location of her home on the plan.

Annette Scott – 753 Wayside Road – sworn in – questions where children will be picked up – Per Jen Beahm, Board Planner – The Board of Education dictates where school bus stops will be located.

Public Portion of the meeting is closed.

Bill Stevens – clarifies architectural plan – the end of Building #3 will have a few garages available for rent which technically increases the number of parking spaces by 10.

Based upon the application and the testimony provided to the Board. A motion to approve the application with changes as discussed was offered by Mr. Bonney, moved and seconded by Ms. Davis.

Those who voted YES: John Bonney, Mayor Dr. Michael Brantley (w/comment), Rev. Paul Brown (w/comment), Richard Culp, Dyese Davis (w/comment), Robert Lane (w/comment), Keith Cafferty, Linda Kornegay, and Sharon Davis (w/comment)

Those who ABSTAINED: None.

Those ABSENT: Richard Ambrosio (Recused) and Mychal Mills arrived during testimony; therefore, not eligible to vote.

Those who voted NO: None.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, May 24, 2017 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Mayor Dr. Michael Brantley, moved and seconded by Pastor Brown, all in favor. Meeting closed at 7:56 PM.