



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday May 24, 2017 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Mayor Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Linda Kornegay, Mychal Mills, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: John Bonney, Richard Culp, Dyese Davis, and Robert Lane

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:

Amendment to the Parks, Recreation, and Open Space Element of the Master Plan – Jennifer Beahm discusses the changes that were required from the last amendment reviewed and adopted in February 2017.

Ordinance No. 17-17 of the Township of Neptune to Amend and Supplement the Land Development Ordinance Section 201 by adding the definition of “Exempt Development” and amending the definition of “Minor Site Plan”, introduced at the Township Committee meeting on May 22, 2017. Jennifer Beahm discusses her memo regarding consistency as well as the intent and purpose of the proposed amendments introduced by the Committee.

RESOLUTIONS MEMORIALIZED:

Resolution 17-08 – Adoption of Amendment to the Parks, Recreation and Open Space Plan Element of the Master Plan prepared by Jennifer Beahm, PP, AICP dated May 2017.

Resolution 17-09 - Finding the Proposed Amendment to the Land Development Ordinance (Ordinance No. 17-17) Advances the purposes of Planning and Zoning and Advances the Planning Objectives of the Neptune Township Master Plan.

APPLICATIONS:

PB15/15 – 645 Neptune Holdings, LLC – Block 816, Lot 5.02 – 635 Neptune Boulevard – 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.

****This application will not be heard. Request to Adjourn to July 26, 2017 is granted by the Board. New notice will be provided for the July 26, 2017 hearing****

PB17/01 – DeVimy Equities, LLC (Family Dollar) – Block 808, Lots 5, 6, 7, & 8 – Route 35, Monroe Ave, and W. Bangs Ave (Route 35 & W. Bangs Redevelopment Area) – Applicant is seeking Preliminary and Final Major Site Plan to develop a retail shopping center containing a Family Dollar. Applicant is represented by Jennifer S. Krimko, Esq.

****This application will not be heard. Request to Adjourn to June 28, 2017 is granted by the Board. The Board accepts jurisdiction and no further notice will be required.**

PB17/03 – GVF Construction – Block 4916, Lot 1 – 168 Hillside Drive – Applicant is seeking Minor Subdivision to create two (2) residential lots. Applicant is represented by Christopher Beekman, Esq.

Christopher Beekman, Esq. for the Applicant.
Andrew Janiw – Planner for the Applicant.
Gary Fleischauer – Developer/Owner/Applicant.
John Ploskonka – Engineer for the Applicant.

John J. Ploskonka – accepted by the Board – Mr. Ploskonka states they will comply with all professionals reports, but steep & critical slopes. It is proposed to build both of the homes at the same time to limit disturbance to the neighbors.

The Subdivision is proposed to be filed by deed.

Will remove retaining wall proposed in Right-of-Way and will comply.

Retaining wall will be built first to create protection to slopes and wooded areas.

Will address encroachments with neighbor.

Peter Avakian – states this is a simple, but complicated Minor Subdivision.

John Ploskonka indicates drywells will be installed to eliminate silt in the roadway. Mr. Ploskonka agrees to move drywells away from the property line.

Applicant is willing to file the deed with a Conservation Easement with regard to wooded area on the slope.

Will lessen the height of the driveway retaining walls and eliminate the right-of-way encroachments.

Keith Cafferty wants a stipulation that any disturbance to vegetation will be replanted.

The Township Engineer is to monitor the drainage during construction.

Alison Higgins – 4 Elizabeth Terrace – What type of vegetation will be planted?

John Ploskonka indicates it will either be sod or hydroseed etc. which will be required by FSCD.

Brian Higgins – 4 Elizabeth Terrace – Ok with the project so far.

The driveway proposed on Hillside will be approximately 50-75 feet south of the existing driveway adjacent to their southern property line.

Brian Higgins – 4 Elizabeth Terrace – comments.

It is stated the homes being proposed appear to be height compliant for the zone.

Based upon the submitted application and the testimony provided to the Board with regard to changes. A motion to approve the application as discussed was offered by Mayor Dr. Brantley, moved and seconded by Mychal Mills.

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

Those who ABSTAINED: None.

Those ABSENT: John Bonney, Richard Culp, Dyese Davis, and Robert Lane

Those who voted NO: None.

ADJOURNMENT:

The next scheduled meeting will be our Regular Meeting on Wednesday, June 28, 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 Mychal Mills, all in favor. Meeting closed at 8:19 PM.