



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday June 28, 2017 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Mayor Dr. Michael Brantley, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, Robert Lane, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP – Board Engineer, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: John Bonney and Mychal Mills

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

RESOLUTIONS MEMORIALIZED:

Resolution 17-10 – Preliminary and Final Major Site Plan Approval – Wayside Associates, LLC – Block 2001, Lot 17 (formerly known as Block 1006, Lots 14.01 & 16) – 740 Wayside Road.

Resolution 17-11 – Minor Subdivision Approval – GVF Construction – Block 4916, Lot 1 – 168 Hillside Drive.

Resolution 17-12 – Approving the Appointment of Jennifer Beahm PP, AICP of Leon S. Avakian, Inc. – as Board Planner for the remainder of 2017 and until new elections, appointments, and selections are duly carried out and a new Resolution is adopted by the Board.

APPLICATIONS:

PB15/10 (aka PB17/05) – Raymond Jarmer (aka Dykeman Associates, Inc.) – Block 2908, Lot 11 – 702 Maple Avenue – Due to the time lapse in negotiating the original contract of sale and the passing of Mr. Jarmer in 2016, the current Contract Purchaser is requesting an extension of time to be in full compliance with the Resolution in order to be able to file the approved Minor Subdivision Map with the County Clerk's Office and ultimately proceed to the Construction Phase of the project.

One-year Extension of Minor Subdivision approval granted by the Board.

Based upon the information provided to the Board, a motion to approve the request for a one-year extension of Minor Subdivision approval was offered by Sharon Davis, moved and seconded by Richard Culp.

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

Those who ABSTAINED: None.

Those ABSENT: John Bonney and Mychal Mills

Those who voted NO: None.

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. Received e-mail request from Jennifer S. Krimko, Esq. to adjourn this matter to the July 26, 2017 meeting without further notice being required. Request granted by the Board and no further notice will be required.**

PB17/02 – VASM, LLC – Block 209, Lot 5 – 44 Main Avenue (Ocean Grove) – Applicant proposes to construct a one-story addition with a basement to the existing one-story retail structure along with associated site improvements.

Jennifer S. Krimko, Esq. on behalf of the Applicant. The Board accepts jurisdiction.

The following professionals were sworn in: Patrick Ward, Planner/Engineer, Andrew Fitzpatrick, Architect Peter Avakian, Board Engineer

Exhibits Marked:

- A-1 Site Plan – March 9, 2017 – no revisions
- A-2 Architecturals – March 10, 2017 – no revisions
- A-3 Photo Exhibit
- A-4 Color Rendering
- A-5 Proposed Conditions Color Rendering

Patrick Ward – qualified as Engineer/Planner – Mr. Ward explains the site layout – existing and proposed. They are proposing to remove the existing accessory structures, pergola/lean-to, etc. They are proposing to keep the existing tenants, not proposing any new areas, just providing additional space for the existing tenants.

Environmental Impacts were discussed.

Jennifer Krimko, Esq. reviews the requested variances and waivers which are all pre-existing, non-conforming conditions. The Applicant will comply with all comments of the Board Engineer's review letter as well as Leanne Hoffmann's issue with pop-up and runoff over sidewalk area.

Andrew Fitzpatrick – qualified as Architect. Ms. Fitzpatrick indicates the basement will be accessed from the interior only. They will be adding sprinkler systems to protect the building and surround buildings. This existing building is in desperate need of updating.

The existing 3 tenants consist of books, bath & body, and clothing sales.

Any approval will be conditioned upon Certificate of Appropriateness from the HPC

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 Robert Lane.

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

Those who ABSTAINED: None.

Those ABSENT: John Bonney and Mychal Mills

Those who voted NO: None.

ADJOURNMENT:

The next scheduled meeting will be our Regular Meeting on Wednesday, July 26, 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 Dyese Davis, all in favor. Meeting closed at 8:10 PM.