



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday September 27, 2017 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Bishop Paul Brown, Keith P. Cafferty, Dyese Davis, Linda Kornegay, Mychal Mills (arrived 7:04 PM), Sharon Davis (left at 8:49 PM), Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, Lou Luglio, PE, PTOE – Board Traffic Consultant, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: Mayor Dr. Michael Brantley, Richard Culp, Robert Lane, Sharon Davis (recused at 8:49 PM)

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 #17-16 – Wells Fargo Bank – Block 1703, Lot 9 – 100 Fortunato Place – Approval of Certain Waivers for Completeness Purposes only.

Resolution #17-17 – Rose & Miriam Pierre – Block 610, Lot 5 – 329 Fisher Avenue – Approval of Minor Subdivision.

Resolution #17-18 – Housing Plan Element and Fair Share Plan – The Planning Board finds this plan advances the purposes of planning and zoning and advances the planning objectives of the Neptune Township Master Plan.

DISCUSSION/CORRESPONDENCE:

Jennifer Beahm, PP, AICP discusses the revisions that were required to be made to the document which we reviewed last summer. Special Master and Judge asked that the Housing Plan and Fair Share Plan language, specifically housing development names, match the settlement agreement, other than that nothing has changed.

APPLICATIONS:

PB17/07 – Wells Fargo Bank – Block 1703, Lot 9 – 100 Fortunato Place – Applicant has submitted an application for Minor Site Plan approval for proposed lighting which is required for security purposes. The Applicant had a waiver hearing on August 23, 2017 at which time all waivers requested for completeness purposes were granted by the Board with the exception of providing a current Survey of Property.

RECEIVED E-MAIL REQUEST FROM MICHAEL PEACOCK, ESQ. TO ADJOURN THIS MATTER TO OCTOBER 25, 2017. NOTICE WILL BE PROVIDED FOR THE OCTOBER 25, 2017 MEETING DATE.

PB17/04 – Neptune Hotel, LLC c/o The Onix Group – Block 4006, Lot 1 – Applicant is seeking Preliminary and Final Site Plan approval to construct a 5-story hotel in lieu of the previously approved restaurant pad site on the property.

Certification of listening to CD from prior meeting on file for Chair Davis. Mr. Bonney was unable to complete listening to the CD; therefore, he is eligible to participate; however, should the Board come to a conclusion on the application tonight, he is ineligible to vote.

Mark Aikins, Esq. on behalf of the Applicant Neptune Hotel, LLC

John Rea, PE – Traffic Engineer, Ben Garvin – Architect, and Joseph Lalka, PE – Engineer experts were sworn in at the last hearing and introduced to Chair Davis since she was absent from last meeting.

Recall Ben Garvin (previously sworn in) – Mr. Garvin presents revised elevations.

Exhibit A-5 Colored Rendering of revised elevations dated 9/22/17

Color, shapes, and massing of the building discussed. Reshaped the end of the building.

Ms. Beahm questions why what has been marked is not representative of what has been submitted for review by the Board and its Professionals.

Mr. Garvin explains the elevations that were previously submitted were 2-dimensional and are skewed differently than that which is depicted on Exhibit A-5. Small 11 x 17 are identical to Exhibit A-5. Northwest Elevation is marked incorrectly. The elevations are discussed and corrected.

Synthetic material proposed at the bottom area of building is discussed. The material will be reinforced at the bottom of the tower piece and first floor to enhance integrity.

Bishop Brown indicates prior concern with the way the building will look and asks if the two exhibits can be placed next to each other to compare the changes.

Chair Davis expresses her opinion with regard to the name “Home 2” and it is explained by Mr. Aikins that is the corporate logo and the brand and cannot be changed, but will note her concerns and can be explained better by Ms. Coverdale.

Mr. Cafferty questions whether colors depicted are representative of what is being proposed? Colors will be blue, brown, white, and green.

Bishop Brown questions rooms at the end and the windows. Mr. Garvin explains where windows will be located within the interior of the building.

John Bonney questions whether or not Neptune Township is in need of another hotel. Jennifer Beahm indicates it is a permitted use in the zone, the Board cannot make the decision whether or not it is appropriate. Mark Kitrick, Esq. indicates it is a business decision of the Applicant not the Board.

John Bonney indicates his concern is that he went to a futures conference is concerned with the business of the bed and breakfasts in Ocean Grove along with additional hotels already on Route 66 and it goes under, what happens with an abandoned hotel. Mark Kitrick, Esq. indicates it is not part of the analysis for basis of decision.

Mychal Mills asks for clarification on windows. Mr. Garvin further explains the interior and where the windows will be located.

Jennifer Coverdale – sworn in - employed as Vice President of Operations of the Onix Group Hotel Division – 4 McNamara Way, Neptune – for the past 7 years, has been in the industry for the past 20 years. Ms. Coverdale explains her experience and is accepted by the Board.

Ms. Coverdale explains full-service and select service brands. She indicates the new hotel being proposed is a midscale, extended stay select service brand with approximately 20-25 employees. Extended stays range from 5-9 nights. This is not a full-service hotel and they do not provide dinner, room service, or banquet services. Due to the type of deliveries none of their establishments have loading docks. There will be 2-3 deliveries/week via a box truck similar to UPS/Fed Ex truck with 6-8 boxes except for food. Food is approximately 30-40 packages which includes paper products etc. usually 1-2 times a week depending on season. Deliveries usually take a few seconds to 20 minutes and are not scheduled during peak hours or guaranteed check-in/check-out hours between 4 pm and 12 pm. Most deliveries received are for housekeeping and food supply and 90% of that is paper products. When it comes to trash and dumpster location, it is picked up twice a week, there is an 8 ft and a 6 ft dumpster, one for trash and one for recycle both located within an enclosure front. They are closed at all times due to hotel standards. There are rounds made around the property regularly to ensure that the enclosure is closed at all times. Home 2 will have the same exact enclosure.

Ms. Coverdale discusses brand name and the Chair's concerns with same.

Mr. Cafferty questions there will be bigger deliveries or bigger trucks for deliveries since they will be delivering the same items to service 2 hotels instead of 1. Ms. Coverdale indicates no as they have the ability to have the deliveries staggered to each of the hotels.

It is requested that deliveries be staggered and no tractor trailers and something be placed in the resolution for enforcement. Do not want opportunity for larger trucks to be making deliveries.

Anthony La Banca of 402 N. Riverside Drive questions how long peak season is and how often you will be fully staffed?

Ms. Coverdale indicates April/May to the end of September but off season there is approximately 50-60% occupancy.

Mr. La Banca questions how many employees are residents from the Township of Neptune?

Ms. Coverdale does not know offhand; however, most of the employees are within 5-10 minutes of the hotel, so she would imagine some of them live within the Township.

John Bonney indicates that although it is legal to have another hotel, he feels Neptune residents should be given employment opportunities; however, he does feel this will hurt the existing bed and breakfasts in Ocean Grove.

John Rea, PE – sworn in and accepted – Mr. Rea reviews Exhibit A-2 and circulation with regard to entrances and exits and traffic counts are discussed. Lou Luglio indicates he concurs with the counts and timing of accurate counts. Proposed development within the area was also taken into consideration.

It is testified that a hotel is a lower traffic generator than the originally proposed restaurant. This proposed hotel is a select service hotel and there is no conference center in either of the hotels.

Joseph Lalka, PE, PP – remains under oath – minor revisions discussed which were concerns of the Board:

1. Adequacy of drainage – 2- and 100-year storms
2. Adequacy, number, and location of dumpsters.

The following exhibits were entered and discussed:

Exhibit A-6 – Oblique photo of dumpster enclosure at existing Hampton Inn

Exhibit A-7 – Photo taken face on into enclosure.

Exhibit A-8 – Opened Enclosure to Take Photo 1 trash, 1 recycling (22 ft. wide each door is 11.5 ft)

Exhibit A-9 – Trash Enclosure Overlay

Exhibit A-10 – Enlarged Enclosure

Exhibit A-11 – Houses pump station

Exhibit A-12 – Photo from across Route 66

Variances and design waivers are discussed along with the positive and negative criteria regarding same. Mr. Lalka indicates he feels the Board may grant approval of this application without any substantial detriment to the public.

Anthony Labanka – 402 N. Riverside – increase in impervious coverage for site? – Mr. Lalka indicates it was increased by 6,970 s.f. and in order to compensate for that 1,303 c.f. of volume is required to manage it, and we provided 1,913 c.f. so if you take an inch of rain over a square foot you need 12 s.f. in order to make 1 c.f. which is how it balances out.

Mr. Labanka asks what are the methods being put in place to manage non-point source pollutions from the space. Mr. Lalka responds we have a vortechnic device. We start by storing the site water underground in perforated piping which allows for infiltration which is a BMP for water quality and increasing groundwater. Then into a treatment train into the vortechnic device that if any solids get through it is collected into what acts like a septic tank. Then to a wet basin on the other side of McNamara.

Based upon the information provided to the Board, a motion to approve the application with stipulations that have been offered was offered by Bishop Paul Brown, moved and seconded by Mychal Mills.

Those who voted YES: Bishop Paul Brown, Dyese Davis, Mychal Mills, Keith P. Cafferty, Linda Kornegay, and Sharon Davis.

Those who ABSTAINED: None.

Those ABSENT: Dr. Mayor Michal Brantley, Richard Culp, and Robert Lane

Those who voted NO: Richard Ambrosio

****BOARD TAKES A BRIEF RECESS AND RETURNS AT 8:49 PM – SHARON DAVIS HAS RECUSED HERSELF DUE TO A CONFLICT WITH THE REMAINING APPLICATIONS – THE REMAINDER OF THE BOARD IS STILL PRESENT****

PB15/07 – JERSEY SHORE UNIVERSITY MEDICAL CENTER – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – Applicant is seeking an amendment/modification to the Resolution of Approval in order to permit the opening of the HOPE Tower building for use and occupancy prior to receiving NJDOT Approval. Applicant is represented by Peter S. Falvo, Esq.

Peter Falvo, Esq. indicates the doctors that relocate and the areas of treatment that relocate from Davis Ave and the hospital to HOPE Tower will remain vacant until NJDOT approval is received and those improvements are constructed; therefore, the population will have a neutral effect on the area.

Bishop Brown indicates the traffic patterns will change, not necessarily the number of trips.

Chris Cirotti, PE remains under oath. Mr. Cirotti discusses the interim period of occupancy while mitigating traffic issues in the areas of Davis/Route 33, Davis/Washington, Washington/Neptune Boulevard, and Route 33/Neptune Boulevard which are expected to be completed shortly. Only the improvements and signal at the intersection of Route 33 and Neptune Boulevard cannot be revised until NJDOT approval received.

An analysis was performed as per the Board's concerns at the last meeting and included in this memorandum is who and what is moving into the building, where it is coming from, and how it relates to this interim period of time. We are asking the Board to grant us the ability to occupy the building while this intersection is mitigated. What would this condition result in as far as hard traffic data? We have conducted and done some additional traffic analysis and have prepared and submitted that the Board and its Professionals in a memo dated September 8th.

Exhibit A-5 – Memorandum dated September 8, 2017

Exhibit A-6 – Colored Rendering of proposed Occupancy.

Exhibit A-6 is discussed regarding square footage of each of the floors, use of each floor, and proposed occupancy, if any, on each.

Jennifer Beahm has concerns when it is stated no "new" traffic will be generated, because there will be an increase of trips on Davis Avenue compared to what is there now once the building and garage are open and operating.

Mr. Cafferty said there is no guarantee that the spots that are being vacated and moved to the new HOPE Tower will not be occupied.

Understand that a condition of approval would be predicated on the areas currently being vacated will not be occupied and certainly willing to return to the board on an interim basis to report updates on progress with DOT, on progress with construction, and confirm that areas are remaining vacant until such time the remainder of the improvements are installed and approved.

Hoping to have the NJDOT Permit by the end of the year. The construction probably will not be until Spring regardless of when permit is received; however, some of the improvements can begin prior to the warmer weather when the permit is received, but some of the paving work will have to wait. Hoping to begin March-April and be completed by the middle of 2018, that is applicant's projection at this point.

Bishop Brown indicates his concern with occupying the whole building prior to all traffic improvements being in place. Cannot justify adding 36% increase to traffic that is already congested and existing. Does not feel the hospital has indicated any compromise here. Can understand maybe requesting to occupy a portion of the building and coming back to report how it is working prior to NJDOT improvements and possibly requesting occupancy of another area.

Jennifer Beahm requests the status of the balance of Resolution Compliance? Mr. Cirotti indicates everything else is in compliance.

Bishop Brown indicates he cannot support opening of the entire building in one shot. He indicates he has never reviewed a request such as this and feels the hospital is not willing to compromise.

The Applicant's professionals indicate the most impact will be felt at the intersections.

Mr. Cafferty feels we are at the same point as we were the last meeting and wants to know what the hospital is willing to offer up as far as a compromise. The traffic thing has been covered and we have been told what it should be so we need some sort of compromise to consider this at all. Again, Mr. Cafferty indicates he can speak for himself and not for the remainder of the Board.

Peter Avakian indicates the stress of the Board Members is highlighted by the services provided on the Neptune Boulevard corridor, our municipal offices are here, our police department is here, our High School is

here, our Junior High School is here and there are numerous businesses here and we hear from them if not on a daily basis, a monthly basis, and the town hears from them probably on a daily basis and we need to be aware of our actions in connection with this proposal. Board is very interested in doing the right thing. The Board has never done anything like this before and certainly not on such an application with such of an impact. We have to be very careful.

Bishop Brown indicates he understands that and that he is being very careful here. If you believe that your other individuals' presentation will make some impact, I am willing to continue so we can listen or if you don't think that is going to be the case we should probably just adjourn since we still have another application.

Drew Smithson, Vice President of Operations JSUMC – sworn in at the last meeting. Hoping to obtain occupancy starting in February 4-6 week to do simulations then open early to mid-March. Proposing Floors 1 & 2 in March which will contain the existing services from the Amdur Building then Floor 4 which will contain the surgical component. The goal is to move approximately 1-2 weeks at a time then proposing Floors 5, 6, & 7 (Rest of Clinics) at the same 1-2 week interval. There was question with regard to backfilling the spaces being vacated. Mr. Smithson promises there is no funding for improvements to move people into these vacated areas, so it will be at least 12 months before those areas will be reoccupied. Proposing Level 9 in April and will hold off Level 10 until at least May or June & could hold that off longer if necessary.

John Bonney with the influx of that many people will the sidewalks widened at all.

Jennifer Beahm indicates improvements will be completed onsite and along Davis Avenue prior to building being occupied. All local improvements will be completed before any occupancy if the Board approves this request. It is just the improvements along Route 33 that require NJDOT approval that will not be completed at this time.

Mr. Cafferty asks if there is any way to enforce the occupancy rate. Jennifer Beahm indicates no there is not.

Mr. Smithson indicates that as the floors are occupied they could come back to update the Board.

Jennifer Beahm indicates the only thing having a letter on file or the resolution for partial occupancy would be that if a complaint came in and we inspected and there was occupancy beyond that which was approved a citation could be issued.

Mark Kitrick, Esq. indicates to keep in mind you put conditions of approval on resolutions, but once resolution is adopted the enforcement leaves this area and is handled by others. There can be a dialogue at this meeting with the applicant as to what the conditions are that you are going to require.

Bishop Brown indicates unfortunately we do not have any representation here tonight on behalf of the Township in order to receive some direction.

Mr. Cafferty requests if it is possible for the applicant to come back with a more definitive plan on what they are requesting and the timing associated with same since they are not proposing to begin occupying the building until sometime in February.

Mark Kitrick, Esq. asks for some clarity. While the Applicant is asking for this permission prior to NJDOT permit, you don't have to have the decision of the Board this evening.

Peter Falvo, Esq. indicates no except they are trying with the NJDOT to get to a point where they sign a developer's agreement with them and they don't want to be in a position to have this building completed in February and not be in a position to occupy it or at least a portion of it.

Board is polled for the October 11, 2017 meeting date, all members present are available with the exception of John Bonney and those members that are absent will be contacted. Board Professionals will also be available Mark Kitrick indicates he may have to send a representative from his office.

****CARRIED TO A SPECIAL MEETING OF OCTOBER 11, 2017****

PB17/10 – Jersey Shore University Medical Center – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – Applicant is seeking Minor Site Plan approval for signage proposed on the HOPE Tower Building.

****NOTICE IS ACCEPTED AND THIS MATTER IS TO BE CARRIED TO A SPECIAL MEETING ON OCTOBER 11, 2017 WITH NO FURTHER NOTICE BEING REQUIRED****

Next scheduled meeting will be a Special Meeting on Wednesday, October 11, 2017 at 7:00 PM.

With no further business before the Board a motion to adjourn at was offered by Dyese Davis, moved and seconded by John Bonney, all in favor. Meeting closed at 10:06 PM.

Minutes submitted by Kristie Armour, Board Administrative Officer.