



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Minutes  
Wednesday October 25, 2017 - 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

Present: Richard Ambrosio, John Bonney, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, John McCormack, PE, PTOE – Board Traffic Consultant, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: Mayor Dr. Michael Brantley, Robert Lane, 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 #17-19 – Neptune Hotel, LLC c/o The Onix Group** – Block 4006, Lot 1 – 2-4 McNamara Way – Preliminary and Final Site Plan Approval to construct a 5-story hotel.

**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 which has now been received.

Applicant is represented by Michael Peacock, Esq. who describes the “c” variance relief requested to upgrade the lighting at the Wells Fargo which is located along Route 33 and Route 18.

Per NJSA 17:16 A-10 – exterior ATM’s requires a certain number of footcandles to protect customers.

Jackie Giordano, PE – sworn in with Board Professionals – attending Penn State and NJIT – Licensed in the State of New Jersey – accepted as an expert by the Board.

Exhibit A-1 – Aerial Exhibit of Site and Surrounding Area dated 10/28/17

Exhibit A-2 – Color Version of Lighting Plan

The proposal is to remove and replace fixtures with LED light fixtures.

Jennifer Beahm requests that minimal spillage be defined. There will be spillover on the commercial lot line – at the egress driveway.

What is being proposed to mitigate spillover? Mr. Peacock indicates they will replace the heads with shields to mitigate spillover.

Peter Avakian indicates there is no justification for spillover.

It is agreed that the Applicant will come back and have more information.

Darren Vitello – 202 Poplar – questions storm drainage and runoff? He further indicates the entire back area is a swamp and infested with mosquitoes. Wants to know which way the lights will face.

Mark Kitrick, Esq. – changes to plans explained. Keeping or lowering can better be explained with revision.

Public Portion Closed.

**\*\*IT IS AGREED TO CARRY THIS MATTER WITH NO FURTHER NOTICE TO THE NOVEMBER 8, 2017 MEETING IN ORDER TO PROVIDE ADDITIONAL INFORMATION TO BE PRESENTED TO THE BOARD\*\***

**PB17/09 – John Gatarz - Minor Subdivision** – Block 5005, Lot 12 – 401 Helen Terrace – Applicant is seeking a Minor Subdivision to create a total of 3 residential building lots. The existing house is proposed to remain on one of the newly created lots.

Jon Gatarz and Ernest Feist, PE are sworn in with the Board Professionals.

Jon Gatarz indicates he would like to build a home for himself on the corner of Clayton & Moore and would like to sell the existing home on the lot along with the other newly created lot.

Mr. Feist outlines all lots are conforming and the variances being requested are existing condition variances.

Leon S. Avakian Letter and Shade Tree Commission comments were reviewed.\

Street Trees on Moore will remain and be supplemented – no objection.

It is testified that this is an older neighborhood and there is a mix-match of cobra head fixtures on poles with no pattern of street lights – mid block lighting is consistent.

Jennifer Beahm reiterates the existing conditions and takes no exception to the granting of the requested variances.

Meeting open to the public – no public appears.

**Based upon the application submitted to the Board and the testimony provided, a motion to approve the application as discussed was offered by John Bonney, moved and seconded by Dyese Davis.**

**Those who voted YES:** Richard Ambrosio, John Bonney, Bishop Paul Brown, Richard Culp, Dyese Davis, Keith P. Cafferty, Linda Kornegay, and Sharon Davis.

**Those who ABSTAINED:** None.

**Those ABSENT:** Dr. Mayor Michal Brantley, Robert Lane, and Mychal Mills

**Those who voted NO:** None.

**\*\*BOARD TAKES A BRIEF RECESS AT 7:59 PM AND RETURNS – All members still present\*\***

**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 Avenue 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.

Joshua Sewald, PE, Nick Verderese, PE, Gary Kleisch, AIA, and James Kyle, PP all sworn in.

Joshua Sewald, PE- qualified – partner at Dynamic Engineering – accepted

Exhibits A-1 through A-9 marked and entered.

Jennifer Beahm explains the redevelopment criteria and that the Township's vision for this area has not changed.

Joshua Sewald reviews Exhibit A-8 – Aerial Exhibit and indicates certain movements into and out of the site will require approval of County and State. Parking is proposed behind the building. Setbacks are discussed.

Bishop Brown questions why no representative from Family Dollar is here tonight.

It is indicated that the project can comply with Stormwater Management and they will comply with the Environmental Impact.

Building signage is discussed.

Safety issues with loading zone discussed and wheel stops and curb suggested to prevent overhang of vehicles.

Jennifer Beahm indicates the loading dock is a problem and cars can potentially queue on Route 35.

Deliveries and timing associated with them are discussed.

**\*\*THE BOARD TAKES A BRIEF RECESS AT 9:26 PM AND RETURNS AT 9:31 PM – All Members Still Present\*\***

Nick Verderese – qualified and accepted as a Traffic Expert by the Board. Speed limits, lane widths, and traffic counts are discussed. Counts were taken at Route 35, West Bangs, and Monroe.

Applicant is willing to give up the left turn movement out of the site onto Route 35 and keep this driveway a right-in and right-out only.

Will contribute 5% if agreed to by the County and the NJDOT

Retail use vs. convenience use discussed.

Nick Verderese to provide hypothetical numbers based upon proposed uses.

Monica Kowalski-Lodato – 601 Route 35 – owner of adjacent property across Monroe - questions the traffic data from West Bangs, Monroe, and Route 35. It was stated there are approximately 5-8 accidents per year on the corner of Monroe and Route 35. Monica indicates there are more than that and more along the lines of 176-178 to date. Some of these have occurred after the left-turn restriction, they have been spectacular accidents. By forcing people to attempt to go out to West Bangs to make that left hand turn, you are also forcing people to Monroe and people do not obey the right turn only sign. So if the Board can take that into consideration or if Nick could come up with a design to petition the Township or make it a condition of approval to put some type of raised curbing in the center of Monroe to ensure a right turn onto 35 to reduce the number of accidents. Numbers and additional options discussed.

Mr. Verderese indicates anything placed within the Route 35 right of way will require NJDOT approval. The right-of-way extends further than the current curblines of Route 35. Township would have to participate in the application to NJDOT for improvements in the right-of-way.

Ms. Krimko indicates this proposed improvement on Monroe should not be the applicant's responsibility.

Dianna Harris – 17 Willow Drive – did you look at the back-up of traffic by the car dealership? You are talking about exiting onto West Bangs and then there is a car dealership that is right across the street there. When they are loading and unloading cars, how far is that going to back up? Very difficult to make a turn there even at the traffic light. There is a bottleneck of traffic that could happen at that particular intersection. Also concerned about people traveling to the circle north on 35 and people that wish to go into the dollar store off of 35 in the middle of traffic. A lot of cross traffic and I think you are misjudging the amount of traffic that is going to be generated. Please look a little closer.

Bishop Brown – when you get your numbers, could you please identify the number of vehicles that pass through the intersection before you are able to make a left at the intersection of Route 35 from West Bangs Avenue. Curious as to congestion.

Jennifer Krimko, Esq. asks the Board if they are generally ok with what's being asked for does not want to go through redesigning the project if the Board is not favorable of this project.

Jennifer Beahm indicates we have only discussed 3 of the variances and there are many more, she does not think that is a fair question to be asking the Board at this point.

**\*\*IT IS AGREED TO BY THE APPLICANT AND THE BOARD THAT THIS MATTER IS TO BE CARRIED TO A SPECIAL MEETING ON NOVEMBER 29, 2017 WITH NO FURTHER NOTICE BEING REQUIRED\*\***

Next scheduled meeting will be a Regular Meeting on Wednesday, November 8, 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 Linda Kornegay, all in favor. Meeting closed at 10:50 PM.

Minutes submitted by Kristie Armour, Board Administrative Officer.