



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday, April 25, 2018 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, Mychal Mills (arrived at 7:05 PM), Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer Beahm PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: John Bonney, Dr. Michael Brantley, Robert Lane

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

RESOLUTIONS TO BE MEMORIALIZED:

Resolution #18-08 – Approving Minor Subdivision – Connieann Acquisitions, LLC – Block 103, Lots 5.03 & 5.04 – 18 Lake Avenue and 21 Sea View Avenue.

Resolution #18-09 – Denying Minor Subdivision – William Sherman – Block 5414, Lot 7 – 341 S. Riverside Drive.

APPLICATIONS: None.

COURTESY PRESENTATION:

Township of Neptune Housing Authority (TNHA) – Block 510, Lot 2 – 1316 Embury Avenue – The TNHA is proposing to construct a 3-story multi-family building containing eight (8) affordable housing units on their property located at 1316 Embury Avenue.

Presentation provided by Kevin Williams and Art Cook, Executive Director of the Housing Authority.

It is indicated there will be parking provided immediately behind the building.

Bishop Brown asks the professionals if they concur with 3-stories.

Peter Avakian indicates there are several issues with the plan regarding building coverage and lot coverage; however, they are exempt, but it would be a benefit to the community to address some of the issues and concerns.

The TNHA is presenting to the Board in order to qualify for the funding required for the project and part of the application process is a resolution from the Planning Board.

It is indicated that there are over 200 people on the waiting list for housing in the Township.

Peter Avakian requests drywells if possible due to the coverage issue.

Jeffrey Lewis explains the façade will contain stone and siding. Each of the apartment units will be 1,200 s.f. and have a Juliet balcony.

Landscaping being provided will be primarily grass.

Jennifer Beahm explains to the Board that because this is the TNHA the Township cannot take credit for the units as they do not market to the region they operate under HUD; therefore, not regional.

Based upon the presentation made to the Board and the testimony provided, a motion to accept the project was offered by Bishop Paul Brown, moved and seconded by Dyese Davis.

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

Those who ABSTAINED: Richard Ambrosio

Those ABSENT: Robert Lane, John Bonney, Dr. Michael Brantley

Those who voted NO: None.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, May 23, 2018 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dyese Davis and seconded by Mychal Mills, all in favor. Meeting closed at 7:33 PM.