



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Special Meeting Minutes
Wednesday, May 9, 2018 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Linda Kornegay, Robert Lane, Anne Marie Kuhn, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer Beahm PP, AICP – Board Planner, John McCormack, PE, PP, PTOE – Board Traffic Consultant, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: Dyese Davis, Sharon Davis (Recused), and Mychal Mills

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

RESOLUTIONS TO BE MEMORIALIZED: None.

APPLICATIONS: None.

DISCUSSIONS:

PB15/07 – JERSEY SHORE UNIVERSITY MEDICAL CENTER – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – As a condition of Resolution #17-20 memorialized by the Board on November 8, 2017, the Applicant was required to return to the Planning Board to provide an update on the project implementation and permit receipt and construction schedule. The Applicant is also requesting to utilize the 10th floor in June for a handful of opening/celebration events sponsored by the Foundation. The Applicant indicates they are not looking to occupy the space on a continuing basis prior to the DOT improvements being completed, but would like permission for a “handful” of events which have been planned.

The Applicant is represented by Peter S. Falvo, Esq. Mr. Falvo indicates that Dr. Sable can better explain what the foundation is seeking.

Dr. Sable indicates the first 5 floors are currently behind schedule with the Department of Health.

The Foundation is seeking to have June celebration type events utilizing the 10th floor with the first being on June 4th for the Donors of the Foundation in the evening between the hours of 6 PM – 8 PM with approximately 100 people. The second event is proposed on Wednesday, June 13th which is proposed to be a full celebration with approximately 200-250 people utilizing the 10th floor outdoor area and four other parts of the tower. The third event is proposed to be a JSUMC Team Member event with various team building activities which will be approximately 200-250 people who will be the future occupants approximately 1-2 weeks before opening. Times will be staggered after 5:00 PM on campus.

There was a letter of consent to Mr. Doolittle that the Board has authorized the CO be passed as there is no life/safety issues; however, the Board’s blessing is required to have these events.

Peter Falvo reiterates what has been approved by the Board thus far and the applicant plans to start preliminary work on the remaining improvements next week. The NJDOT has been dragging their feet.

Dr. Brantley questions traffic – John McCormack indicates it is a question for the applicant.

It is indicated there are maybe ½ the cars (100-125 cars) every hour after 4 pm peak flow drops in 100’s of cars per hour for 250 person event presence at Davis, at parking lots, etc.

It is asked how the drivers will be welcomed onto the lot via police or hospital staff?

Dr. Brantley questions the Board's liability should there be any mishaps or accidents.

An occupancy discussion takes place.

Richard Culp asks how events have taken place in the past?

Peter Falvo indicates they are requesting to utilize the 10th floor at this point, not occupy it.

Richard Culp asks if the staff is helping? Dr. Sable indicates he does not have the specific numbers – only at the entrance.

Keith Cafferty questions if they are willing to take on additional liability? Peter Falvo suggests an indemnification and hold harmless agreement if allowed and will pay the Neptune Township Police Department to direct traffic etc. so it flows correctly.

Bishop Brown indicates he is still upset about the bump-out on Neptune Boulevard which has repeatedly been requested to be removed.

Dr. Sable as the president of the hospital indicates the goal is safety in facility and community and will work with the Board to discuss solutions and make them comfortable, etc.

Dr. Brantley indicates the bump-out on Neptune Boulevard must be done before June please.

Andrew Mastin – answers the bump-out will be taken out and they are trying for within the next couple of weeks to get that curb out of the way.

Based upon the presentation made to the Board and the testimony provided, a motion to adopt and memorialize the request for temporary use of the 10th floor and visitation to the 6th through 9th floors for 3 upcoming events prior to NJDOT Improvements being in place and an agreement to execute an indemnification and hold harmless agreement was offered by Keith Cafferty, moved and seconded by Dr. Michael Brantley.

Those who voted YES: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Richard Culp, Robert Lane, Keith Cafferty, Linda Kornegay, and Bishop Paul Brown

Those who ABSTAINED: None.

Those ABSENT: Dyese Davis, Mychal Mills, and Sharon Davis (Recused)

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 Bishop Paul Brown and seconded by Dr. Michael Brantley, all in favor. Meeting closed at 8:12 PM.