



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Minutes  
Wednesday, August 22, 2018 - 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

Present: Richard Ambrosio, Dr. Michael Brantley (arrived 7:06 pm), Bishop Paul Brown (arrived 7:06 pm), Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, 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, Robert Lane, and Mychal Mills

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: None.

**COURTESY PRESENTATION:**

**New Cingular Wireless, PCS, LLC (AT&T)** – Block 1201, Lot 3 – 25 Neptune Boulevard – AT&T is proposing to co-locate antennas on the existing monopole and install equipment on the Township of Neptune's property located at 25 Neptune Boulevard.

Christopher Quinn, Esq. appeared on behalf of New Cingular Wireless, PCS, LLC.

Here tonight presenting a courtesy review on behalf of AT&T as they are seeking to sure-up their service in Neptune Township. They wish to install antennas on the existing monopole extension which is now necessary since the HOPE Tower construction. The existing concrete pad will be utilized for equipment.

There are no questions from the Board or members of the public.

**APPLICATIONS:**

**PB18/02 – Saker ShopRites, Inc.** – Applicant is seeking to reconfigure the parking layout and circulation in front of the existing ShopRite along with minor storefront upgrades and a freestanding sign.

Applicant is represented by John A. Giunco, Esq.

Patrick Lynam, PE; Michelle Briehof, PE; and Board Professionals – Jennifer Beahm, PP, AICP and Peter Avakian, PE, PP, CME are sworn in.

There are several variances being requested due to changes in time and improvements required to bring the site up-to-date and current.

Patrick Lynam, PE – provides CV and is accepted by the Board.

Exhibit A-1 – Aerial Photo Exhibit in Color

Exhibit A-2 – Landscape Exhibit in Color

Exhibit A-3 – Circulation Plan dated August 22, 2018

Mr. Lynam describes the existing conditions of the site being located in a C-1 Zone. Pedestrian access and signage is also discussed.

The proposed sidewalk will connect from Neptune Boulevard into the site and will be ADA accessible from the public right-of-way.

The driveway aisle width is proposed to be increased in width to improve safety along with the installation of bollards.

Peter Avakian indicates he understands they are making the site better; however, he can see 3 spaces of concern and questions if they can be relocated away from access and drive aisle.

It is questioned whether there have been traffic counts done at the current exits? It is indicated no.

Studies regarding queuing? No.

It is requested if some counts can be done with regard to queuing as it may stimulate a solution. Signal time can also be looked at.

It is indicated there will be a reduction in impervious coverage with this new proposal; however, applicant will agree to install ECO-grates.

There is 1 additional freestanding sign being proposed on Neptune Boulevard.

ECO-grates are discussed, variances are discussed, impervious coverage is discussed.

The height of the light fixtures are proposed to be maintained.

The freestanding monument-type ID sign for the tenants is discussed and proposed to have landscaping beneath. Will comply with landscaping requirement for the proposed sign.

Planting islands in the parking lot are discussed.

#### OPEN TO PUBLIC:

Gary Brown – 102 Cardinal – indicates he is happy with any improvements, but is concerned with runoff from the site and how runoff is not affecting the residents. Mr. Lynam says they are not changing the drainage patterns.

Steven Markulin – 112 Cardinal – questions whether the lights will have dimmers – Mr. Lynam indicates yes. Questions whether construction will take place at night? Mr. Lynam indicates he is unsure; however, the applicant will have to comply with any noise ordinances.

**\*\* AT THIS TIME IT IS AGREED BY THE APPLICANT AND THE BOARD TO CARRY THIS MATTER TO THE SEPTEMBER 26, 2018 PLANNING BOARD MEETING WITH NO FURTHER NOTICE BEING REQUIRED\*\***

#### **ADJOURNMENT:**

Next scheduled meeting will be our Regular Meeting on Wednesday, September 26, 2018 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dyese Davis and seconded by Dr. Brantley, all in favor. Meeting closed at 8:46 PM.

Minutes submitted by Kristie Armour, Administrative Officer to the Planning Board.