



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday, December 12, 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, Robert Lane, Sharon Davis (recused for JSUMC application), Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian - Board Engineer, Jennifer C. Beahm – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: John Bonney and Dr. Michael Brantley

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

RESOLUTIONS TO BE MEMORIALIZED: None.

DISCUSSION: The regular and special meeting dates proposed for 2019 are reviewed and approved and will be memorialized on January 23, 2019.

APPLICATIONS UNDER CONSIDERATION:

PB18/06 – WASATCH STORAGE PARTNERS – Block 816, Lot 5.02 – 635 Neptune Boulevard – The Applicant is seeking Preliminary and Final Major Site Plan approval for a proposed self-storage facility. Applicant is represented by Jennifer S. Krimko, Esq. ****RECEIVED REQUEST FROM MS. KRIMKO TO ADJOURN THIS MATTER TO A LATER DATE WHICH IS UNDETERMINED AT THIS TIME. APPLICANT WILL RE-NOTICE FOR THE NEW HEARING DATE ONCE ESTABLISHED****

PB18/01 – Connieann Acquisitions, Inc. – Block 103, Lots 5.03 & 5.04 – 18 Lake Avenue and 21 Sea View Avenue – Applicant is seeking an extension of the statutory time frame through and including February 15, 2019 to perfect the minor subdivision/lot line adjustment application which had been previously approved on April 25, 2018. The deadline for filing said minor subdivision/lot line adjustment recently expired on November 1, 2018. The delay in filing same was due to certain complications pertaining to obtaining the completion of required easements and legal descriptions, which have now been resolved.

Applicant is represented by Rick Brodsky, Esq. who confirms the information contained in the original request.

Mark Kitrick, Esq. explains the reasons for an extension of time and that he believes this is a reasonable request of the applicant.

Based upon the request received and the reasons provided, a motion to grant the extension of the statutory timeframe through and including February 15, 2019 to perfect the minor subdivision/lot line adjustment is made by Sharon Davis, moved and seconded by Robert Lane. All members present in favor.

A second motion to adopt and memorialize this decision is made by Richard Culp, moved and seconded by Robert Lane.

Those who voted YES: Richard Ambrosio, Bishop Brown, Richard Culp, Dyese Davis, Robert Lane, Keith Cafferty, Linda Kornegay, and Sharon Davis

Those who ABSTAINED: None.

Those ABSENT: John Bonney and Dr. Michael Brantley

Those who voted NO: None.

****SHARON DAVIS RECUSES HERSELF FROM THE REMAINING APPLICATIONS AND TURNS MEETING OVER TO VICE CHAIR BISHOP BROWN****

PB18/10 – JSUMC (HMH Hospitals) – Block 1201, Lots 1 & 5 – 1945 & 1919 Corlies Avenue – Applicant is seeking Amended Preliminary and Final Site Plan Approval to provide a Modular Cath Lab and Sign Modifications at the previously mentioned locations.

Applicant is represented by Kevin Asadi, Esq.

Peter Avakian and Jennifer Beahm summarize the application for the Board and explain that some variance relief is needed; however, there is an element of reasonableness for size, type, and location of these requested signs.

The freestanding signs being proposed are well below what is permitted (300 s.f. is permitted). It is indicated our sign ordinance does not envision this user (Hospital).

The main signs on Route 33 are about 95 s.f. with a 7.5 foot setback, they are at 15 feet and comply.

All witnesses and board professionals are sworn in:

Robert Foley, PE; Joseph Saphire, AIA; Dr. Hoban, Vice President; Daniel McSweeney, Planner; Jennifer Beahm, Board Planner; and Peter Avakian, Board Engineer

Joseph Saphire, AIA – qualified and accepted – designed modular cath lab.

Exhibit A-1 – Color Rendering of Cath Lab - Sheet A-10 last revised 12/12/18

Robert Foley, PE of Dewberry – qualified and accepted – Plans and Site Plan are described with regard to modular location and proposed sign locations – there are no driveway sight triangle issues.

Lighting along the building will be a sconce type – underside of portico structure – dual overhead posts – this area is being utilized during normal business hours and feels this is adequate lighting for pedestrians to circulate the area.

Pat Hogan – Philadelphia Sign Company accepted

Exhibit A-2 Sign Specification Package (14 pages)

2 new internal direction signs are indicated and the rest are replacements. Some are larger, some are the same, and some are being reduced in size. The 4 signs along Route 33 are replacing existing signage.

Dan McSweeney, PP, AICP – Accepted – explains rebranding and what he was retained for. He reviewed the professionals' reviews and the ordinance along with the number of signs, areas, and heights. Mr. McSweeney provides proofs supporting the requests as well as a summation of the requests.

Meeting Open to the Public – No Public

Doug Campbell – sworn in – Senior Manager of Operations & Risk – JSUMC – accepted. Kevin Asadi, Esq. indicates there are a couple of aspects of sign package E1 & E2 with repetitiveness and questions the removal of one, what is the reason for 2? Mr. Campbell indicates Sign A (eastbound backside has trees/plants) so if both are retained you can see the sign from east bound or westbound.

The Applicant agrees to amend the application and remove the eastern entrance sign and maintain the western sign on Route 33 and agrees to push K.Hovnanian & Hackensack closer together as per Board's request.

Peter Avakian indicates the items contained in his review letter have been addressed through testimony.

Based upon the application submitted and the testimony provided to the Board, a motion to approve the application with amendments agreed to by the Applicant was made by Richard Culp, moved and seconded by Richard Ambrosio.

Those who voted YES: Richard Ambrosio, Richard Culp, Dyese Davis, Robert Lane w/comment, Keith Cafferty, Linda Kornegay, and Bishop Brown w/comment.

Those who ABSTAINED: None.

Those ABSENT: John Bonney and Dr. Michael Brantley, Sharon Davis (Recused)

Those who voted NO: None.

ADJOURNMENT:

Next scheduled meeting will be our Reorganization Meeting immediately followed a Regular Meeting on Wednesday, January 23, 2019 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dyese Davis and seconded by Richard Ambrosio, all in favor.

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