



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday February 27, 2019 - 7:08 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Lisa Boyd, Dr. Michael Brantley, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, Robert Lane, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Dickert – Board Secretary.

Absent: None.

OPENING: Meeting called to order by Chair Davis at 7:00 PM. Chair Davis advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED:

Resolution #19-06 – Amended Preliminary and Final Major Site Plan Approval – Saker ShopRites, Inc. – Block 802, Lot 1 – 2200-2250 Route 66 – Reconfiguration of parking layout and circulation in front of the existing ShopRite along with minor storefront upgrades and a freestanding sign.

REQUEST FOR ADMINISTRATIVE APPROVAL:

PB19/03 – Jersey Shore University Medical Center (HOPE Tower) – Block 1201, Lot 4 – 19-21 Davis Avenue – Applicant is seeking administrative review and approval of proposed modification to previously approved signage.

Applicant is represented by Kevin I. Asadi, Esq.

Jennifer Beahm summarizes the proposal for the Board and indicates relief required for the proposed signage change is within the parameters of what was previously approved and therefore, administrative approval of the change is appropriate as no additional relief is required.

Bishop Brown indicates there is still an issue with the striping in front of the municipal building as it is not clear that one lane ends and must merge before entering the turning lane only. It is indicated this issue will be looked into.

Since no relief is required by the Board, no vote is taken as a new resolution is not necessary at this time.

APPLICATIONS UNDER CONSIDERATION:

PB18/08 – McDonald’s Corporation – Block 3601, Lot 2 – 3542 Route 66 – Applicant is seeking Minor Site Plan approval with bulk variances.

Applicant is represented by Scott Lippert, Esq. of Pashman Stein Walder Hayden.

Michael Passolano, RA & Tiago Duarte, PE – sworn in with Board Professionals.

Tiago Duarte, PE – Principal at Dynamic Engineering – qualified and accepted by the Board.

Mr. Duarte reviews and describes the Aerial Map - Sheet C-1 as submitted as well as the Color Rendering of the Building elevations. McDonalds is getting rid of the red roof and their emblem is being updated with smaller "M". Interior renovations are focusing on ADA compliance and improved seating areas.

The new façade signs being proposed are described in detail and discussed.

Jennifer Beahm, PP, AICP describes the additional "M" needs relief, but takes no exception to the relief being requested as this is an existing restaurant within an existing shopping center and does not abut residential properties.

Peter Avakian indicates the larger original signs are being replaced with smaller signs and indicates he also feels this is appropriate for the building and the site.

The length of the sidewalk is discussed as well as the location of Stop Signs and crosswalks.

The menu boards are being replaced with updated boards. They will essentially be like TV's in a box. The drive-thru is being expanded in a sense there will be 1 lane, but 2 areas to place your order within this lane rather than 1. Ordering vehicles will be stacked to increase efficiency – no relief is required for the additional menu board.

Michael Passolano, AICP – Professional Planner – qualified and accepted – Indicates the benefits of the C-2 variance relief being requested outweighs any detriments and that this proposal meets of the goals of the Township's Master Plan and there is no impact on the Zone Plan.

Based upon the application submitted and the testimony provided, a motion to approve the application is offered by Dyese Davis, moved and seconded by Robert Lane.

Those who voted YES: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Bishop Paul Brown, Keith Cafferty, Richard Culp, Dyese Davis, Robert Lane w/comment, and Sharon Davis.

Those who ABSTAINED: None.

Those ABSENT: None.

Those who voted NO: None.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, March 27, 2019 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dyese Davis and seconded by Robert Lane, all in favor. Meeting closed at 7:40 PM.