



**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday December 23, 2015 – 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Richard Culp, Janel Jones, Robert Lane, Mychal Mills, Sharon Davis, Mark G. Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Anthony Rodriguez, PP, AICP – Board Planner, Torro Reporting, LLC, and Kristie Armour – Secretary to the Board.

Absent: Tassie York

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

RECOMMENDATIONS:

Randy Bishop recommends Sharon Davis serve as Chairperson for 2016 and Robert Lane to serve as Vice Chairperson for 2016. Seconded by Richard Ambrosio – All in favor.

The RFQ Subcommittee made the following recommendations for Board Professionals for 2016:

Board Attorney – Mark Kitrick, Esq.

Board Engineer – Leon S. Avakian

Board Planner – CME Associates

Pastor Brown agrees with the recommendations of the subcommittee and feels it is best to maintain the current professionals since they are familiar with the recent activity of the Board and there appears to be anticipated changes with the Board Membership for 2016; therefore, the current professionals will be able to help any new members with any questions they may have.

CORRESPONDENCE:

The Board reviews the Draft Schedule presented for the Planning Board Regular and Special Meeting dates for 2016 and authorizes the Board Secretary to prepare a resolution to adopt same at the Re-Organization Meeting.

Peter Avakian discusses a Resolution Compliance Letter he had prepared dated December 22, 2015 with regard to the JSUMC. Jersey Shore would like to move forward with the construction of the Hope Tower Building to include piles and foundation installation at or below grade. Continuation of garage construction to include foundation footing and grade beams. Electrical and site lighting on the west side of proposed project to address safety and access issues to adjoining onsite facilities. The Board is polled with regard to recommendation of conditional resolution compliance necessary for the issuance of building permits with the Township Building Department. All present in favor.

RESOLUTIONS ADOPTED & MEMORIALIZED:

Resolution #15-17 – Approving Minor Subdivision – Raymond Jarmer – Block 2908, Lot 11 – 702 Maple Avenue

Resolution #15-18 – Approving Minor Subdivision – Heritage at Neptune, LLC – Block 2702, Lot 25.09 – 2 Hogans Way

DISCUSSIONS:

PB15/16 – Shark River Hill Estates – Block 5305, Lot 1 – 101 S. Riverside Drive – Applicant is seeking a one-year extension of the Final Subdivision approval dated March 23, 2007.

Applicant is represented by William Oliver, Esq.

Per Mr. Oliver a 1-year extension of time is being requested due to the fact the property had environmental issues which have recently been resolved and a certification from an LSRP has been received. The property is ready to market and the market has improved.

Peter Avakian – the only change to this property that has taken place since the original approval is the F.I.R.M. maps which will have to be complied when homes are proposed to be built. As far as zone changes, there have been none to this property.

Cindy Nelson – 209 Highland – sworn in – questions the need to have to come back before the Board to further subdivide as Heritage at Neptune did.

Per Dave Boesch – each home has an individual system with no “common” basin. Completely different than Hogans Way subdivision.

Based upon the request presented to the Board, a motion was offered by Randy Bishop to approve the request for a 1-year extension of the original approval, moved and seconded by Janel Jones.

Ambrosio <u>YES</u>	Bishop <u>YES</u>	Rev. Brown <u>YES</u>	Culp <u>YES</u>	Jones <u>YES</u>
Lane <u>YES</u>	Mills <u>YES</u>	York <u>Absent</u>	Davis <u>YES</u>	

PB15/15 – 645 Neptune Holdings, LLC – Block 816, Lot 5.02 – 635 Neptune Boulevard – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to construct a school bus transit center for operation and storage of school buses; however, it is necessary to review the various waivers requested/associated with the project prior to the application being deemed complete and/or further consideration by the Board.

Applicant is represented by Mark A. Steinberg, Esq.

Dave Boesch sworn in.

Peter Avakian – recused

Anthony Rodriguez – takes over with regard to waiver hearing and review of Township Engineer’s Review Report. Report is reviewed in detail item by item.

The applicant agrees to provide certain items and the others will be waived for the purposes of completeness. If it is determined at a later date these items are required, they will be provided.

The site is to be used for storage and safety checks only no repairs.

Janel Jones – questions how many buses are proposed to be stored.

Approximately 52 buses are proposed to be stored.

It is agreed by the Applicant and the Board that this matter will be scheduled for hearing on January 27, 2016 and the items which waivers were not granted must be provided at least 10 days prior to the hearing date.

Based upon the waiver requests presented to the Board, a motion was offered by Randy Bishop to grant the waivers as discussed and the remainder of the items will be provided prior to the hearing, moved and seconded by Rev. Brown.

Ambrosio <u>YES</u>	Bishop <u>YES</u>	Rev. Brown <u>YES</u>	Culp <u>YES</u>	Jones <u>YES</u>
Lane <u>YES</u>	Mills <u>YES</u>	York <u>Absent</u>	Davis <u>YES</u>	

****BOARD TAKES A 5 MINUTE BREAK. BOARD RETURNS AT 8:08 PM – MEMBERS STILL PRESENT****

PB15/09 - Omni Centre Condo Association – Block 1203, Lot 3 – 1900 Corlies Avenue (Omni Suites) – Applicant has submitted application for Minor Site Plan approval.

Applicant is represented by Thomas Hirsch, Esq.

Mr. Hirsch explains the applicant is seeking a new ingress/egress to the existing site.

Professionals are sworn in.

Joseph Kociuba – Engineer/Planner – qualified and accepted by the Board.

Exhibit A-1 – Color Rendering for Signs and Awning

Will provide additional landscaping at the base of the freestanding sign.

Will comply with notes being added to the Plan.

Will comply with Item A.2. of the Engineering Report.

Pastor Brown questions the lettering on the awning. If new awning covering is being proposed, why can't the size of the letters comply with the current ordinance.

It is explained that the size of the letters is more aesthetically pleasing and will be easier for the public to see while driving on this major roadway.

Scott Kennel – McDonough & Rea Associates – qualified and accepted by the Board.

Mr. Kennel testified as to current and proposed traffic patterns.

Janel Jones questions what the motivational factor for this change was.

It is explained that the building has been there for 30 years and times have changed and the signage needs an updated along with the traffic pattern entering and exiting the site.

Based upon the application presented to the Board, a motion was offered by Pastor Brown to approve the application as presented and discussed, moved and seconded by Randy Bishop.

Ambrosio <u>YES</u>	Bishop <u>YES</u>	Rev. Brown <u>YES</u>	Culp <u>YES</u>	Jones <u>YES</u>
Lane <u>YES</u>	Mills <u>YES</u>	York <u>Absent</u>	Davis <u>YES</u>	

PB15/13 – Connieann Acquisitions, Inc. (Parkview Hotel) – Block 103, Lot 5 – 23 Sea View Avenue. Applicant is proposing to demolish existing hotel and subdivide the property into 4 residential building lots.

Randy Bishop recuses himself as he lives within 200 feet of the property.

****BOARD TAKES A BRIEF RECESS. BOARD RETURNS AT 8:54 PM – MEMBERS STILL PRESENT****

Applicant is represented by Jennifer S. Krimko, Esq.

Ms. Krimko gives a brief overview of the proposed project. She states they have already received approval from the HPC to demolish the hotel. No construction is being proposed at this time. Only seeking to create the 4 lots.

The property is not in a flood zone; however, will have to comply with elevations at time of building permits.

Jason Fichter, PE, PP, CFM, CME – provided testimony with regard to RSIS parking requirements which are based on the number of bedrooms; however, since construction is not proposed at this time 10 spaces are required to be provided.

Positive and Negative criteria provided with regard to the project.

Anthony Rodriguez, PP, AICP – questions accessibility to the lots.

Per Jennifer Krimko, Esq. – Access easements will have to be created and existing encroachments onto adjoining properties will be removed.

Public Questions:

Joyce Klein – 105 Mt. Hermon Way

Jack Bredin – 94 ½ Heck Avenue

Public Comments:

Mr. Bridge – 22 Sea View Avenue – Approves of project

Kevin Chambers – 58 Heck Avenue – Approves of project and discusses errors in Master Plan and Zoning.

Ted Bell – 24 Sea View Avenue – Glad project is moving forward.

Jack Bredin – 94 ½ Heck Avenue

Based upon the application presented to the Board, a motion was offered by Pastor Brown to approve the application as presented and discussed, moved and seconded by Mychal Mills.

Ambrosio **YES** Bishop **Recused** Rev. Brown **YES** Culp **YES** Jones **YES**
Lane **YES** Mills **YES** York **Absent** Davis **YES**

ADJOURNMENT:

Motion to adjourn at 9:46 PM was made by Mychal Mills, moved and seconded by Janel Jones. All in favor. The next scheduled Planning Board meeting will be our Reorganization Meeting on Wednesday, January 13, 2016 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer.