

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday July 23, 2014 – 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Randy Bishop, Rev. Paul Brown, Sharon Davis, Robert Lane, Tassie York (arrived 7:09 PM – left 9:19 PM), Mel Hood (excused at 9:12 PM), Joseph Shafto, Kevin Sheehy, Esq. - Attorney to the Board, Peter Avakian, PE, PP, CME - Board Engineer, Jennifer C. Beahm, PP, AICP - Board Planner, John McCormack, PE – Independent Traffic Expert to the Board, and State Shorthand Reporting.

Absent: Richard Ambrosio, Jason Allen Jones, Fred Porter, Ray Huizenga

OPENING:

Meeting called to order by Chairman Joseph Shafto at 7:00 PM. Mr. Shafto advised the public of the fire exits and how the meeting will proceed.

RESOLUTIONS ADOPTED & MEMORIALIZED:

Resolution #14-15 – Approving Application #PB14/05 – CHARLES & PAMELA HOLZAPFEL (Block 408, Lots 1 & 6.01) – 334 & 338 Glenmere Avenue - Minor Subdivision/Lot Line adjustment to convey a 1,849 s.f. area (12.5 ft. x 148 ft.) from existing Lot 1 to existing Lot 6.01 thereby creating two (2) new lots.

Resolution #14-16 – Resolution Approving and Finding that the Proposed Ordinance No. 14-24 of the Township of Neptune Amending the Land Development Ordinance of the Township of Neptune by Rezoning Certain Properties along Route 66 to C-1 Planned Commercial Development Zone, introduced at the Township Committee meeting on July 14, 2014 advances the planning objectives of the Neptune Township Master Plan.

Resolution #14-17 – Resolution Approving and Finding that the Proposed Ordinance No. 14-25 of the Township of Neptune Amending the Land Development Ordinance of the Township of Neptune by Rezoning Block 9025, Lots 53, 54, 55, and 55.01 from C-1 Planned Commercial to R-2 Residential, introduced at the Township Committee meeting on July 14, 2014 advances the planning objectives of the Neptune Township Master Plan.

Resolution #14-18 – Resolution Approving and Finding that the Proposed Ordinance No. 14-26 of the Township of Neptune Amending and Supplementing Article IV Zoning District Regulations, Land Development Ordinance Volume II, Section 404.04 Entitled “C-1 - Planned Commercial Development”, introduced at the Township Committee meeting on July 14, 2014 advances the planning objectives of the Neptune Township Master Plan.

Resolution #14-19 – Resolution Approving and Finding that the Proposed Ordinance No. 14-27 of the Township of Neptune Amending and Supplementing Article IV Zoning District Regulations, Land Development Ordinance Volume II, Section 412.18 Entitled “Parking in Front Setback”, introduced at the Township Committee meeting on July 14, 2014 advances the planning objectives of the Neptune Township Master Plan.

DISCUSSIONS:

1. **PB13/05 – WAYSIDE ASSOCIATES, LLC (Mi Place at Wayside)** (Block 1006, Lots 14.01 & 16) – 740 Wayside Road – Applicant is seeking Major Site Plan approval to construct 96 apartments consisting of forty-eight (48) 1-bedroom units and forty-eight (48) 2-bedroom units.

Applicant is represented by John Paul Doyle, Esq.

All Professionals (including Board Professionals) were sworn in:

Craig Peregoy – Traffic Engineer for the Applicant
Ian Borden – Professional Planner for the Applicant
William Stevens – Professional Engineer for the Applicant

The applicant has reduced the proposed amount of units from previously submitted applications.

Ian Borden – PP, AICP – President of PDS is accepted by the Board to provide testimony. Mr. Borden enters into evidence the following exhibits:

Exhibit A-1 – Aerial of Site

Exhibit A-2 – Architectural Rendering

Exhibit A-3 – Sheet 3 of Site Plan.

Exhibit A-4 – Grading Plan

Mr. Borden indicates variance lot frontage required which is an existing condition as this is an odd shaped lot.

Revision dates of plans are discussed to ensure everyone is on same page

There is no proposed homeowners association or renters association proposed.

A pool and a tot lot will be provided for the proposed units.

Parking meets Residential Site Improvement Standards (RSIS)

The Letter of Interpretation provided by the NJDEP is protected and extended to June 2015 under the Permit Extension Act.

Retaining Walls are proposed to be at least 2 feet away from property lines.

All walls will meet the 8 foot height requirement (all 11 ft. walls to be removed).

Exhibit A-5 – Landscape Plan Sheet #7 entered into evidence.

The proposed landscaping has increased to over 1,000 proposed new plants/trees.

The waivers requested in Peter Avakian's Review Letter were reviewed in detail.

Sharon Davis – Questions Mr. Borden as to the breakdown of the proposed units.

Mr. Borden indicates there will be a total of 48 1-bedroom units, 39 2-bedroom units, 9 3-bedroom units all to be located within 4 buildings.

Chairman Shafto recommends the Applicant listen to the recordings or review the transcripts from previous hearings on prior applications for this property.

****BOARD TAKES A SHORE RECESS – BOARD RETURNS AND ROLL CALL TAKEN – ALL MEMBERS ARE PRESENT WITH THE EXCEPTION OF MR. HOOD WHO HAD TO LEAVE AND WILL NOT BE PRESENT THE REST OF THE EVENING****

Meeting Open to the Public:

??? – 5 Fabio Court – questions variances requested and has map been developed with respect to the Land Development Ordinance.

Cindy Nelson – 209 Highland Ave – questions the number of parking spaces for 39 2-bedroom units and how many cars for a 2-bedroom.

Blanche Dunbar – 40 Lynn Drive – units marketed? (not testified to) Questions the preservation of trees.

Mr. Borden responds no, there are very few specimen trees.

Tom Volk – 774 Wayside – questions the slope area and wall failure.

****Board Member Tassie York – left the proceedings at 9:19 PM****

Stephanie Seyr – questions relative to architecture – will wait for appropriate witness to question.

Tom Volk – questions whether the professionals have walked the site.

??? – 5 Fabio Court – questions whether the detention basin can be relocated underground.

Public Portion Closed

Craig Peregoy – Traffic Expert/Professional Engineer – primarily private work. Mr. Peregoy is confident traffic will be negligible from this project/site.

Mr. Peregoy testified site circulation is adequate for emergency and service vehicles. Standards state the project meets minimum requirements.

John McCormack covers his review and the answers provided by Mr. Peregoy in response to same.

Chairman Shafto indicates the Applicant must provide a turning plan for fire trucks to satisfy the review report of the new Fire Inspector.

No questions from the Board for this witness

Public Portion Opened:

Blanche Dunbar – 40 Lynn Drive – Questions when the study was conducted.

Mr. Peregoy – Yes, in 2013, summertime and school was still in session and did account for increase in development in the surrounding area.

Marianne Sullivan – 737 Wayside Road – amount of cars exiting during peak hours?

Mr. Peregoy – 39 was the highest in the morning and maximum in the evening would be 22.

Annette Scott – 753 Wayside Road – clarified parking requirements for the bedroom mixes.

??? – 5 Fabio Court – questions the turning movements.

No further public appeared for this witness – Public Portion Closed

At this time the Applicant's Attorney, John P. Doyle, Esq. requests the application be carried. The Board agreed to grant a Special Meeting on September 17th due to the Rosh Hashanah Holiday with no further notice being required.

The Board further requests the revised plans be submitted at least 3 weeks in advance of the hearing. The Board Office must have the plans by August 27th.

ADJOURNMENT:

Motion to adjourn at 10:29 PM was made by Randy Bishop, moved and seconded by Sharon Davis. All in favor. The next scheduled Planning Board meeting will be a regular meeting to be held on Wednesday, August 27, 2014 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer