



Neptune Township ~ Planning Board  
Regular Meeting Minutes  
Wednesday September 25, 2013 - 7:00 P.M.  
Township Meeting Room 2<sup>nd</sup> Floor

**ATTENDANCE:**

Present: Richard Ambrosio, Rev. Paul Brown, Sharon Davis, Robert Lane, Fred Porter, Chairman Joseph Shafto, Mark Kitrick, Esq. Attorney to the Board, Peter Avakian, PE Board Engineer, Peter Van den Kooy, PP, AICP Board Planner, and State Shorthand Reporting.

Jason Jones arrived at 7:55 PM

Absent: Committeeman Randy Bishop, Mel Hood, Ray Huizenga, Tassie York

**OPENING:**

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

**CORRESPONDENCE:**

- a. Letter addressed to NJDEP dated August 18, 2013, received August 22, 2013, from Aqua-Terra with regard to the NJDEP Land Use Regulation Program – Waterfront Development Maintenance Dredge Permit applied for in order to dredge an existing recreational marina located in Block 562, Lot 1 - Seaview Circle North – Shark River Yacht Club. – **Briefly discussed by the Board Engineer with the Board Members.**

**RESOLUTIONS ADOPTED & MEMORIALIZED:**

None.

**DISCUSSIONS:**

**PB13/04** – Block 201.01, Lots 47 & 48 and Block 201, Lot 39.01 – 1318-1322 Corlies Avenue – submitted by 1318 Corlies Avenue, LLC and represented by Salvatore Alfieri, Esq. The Applicant proposes to consolidate the lots to create a parking lot to serve the existing structure on Lots 47 & 48.

Mr. Alfieri addresses the Board and presents his first witness.

A.J. Garito, PE – sworn in and gave the Board a brief description of his experience. Board accepts him as an expert witness.

Waivers addressed – primarily agreed to provide all information requested.

Peter Avakian, PE – Board Engineer – states testimony should be provided for a loading dock and refuse storage. He stated he thinks appropriate to waive stormwater due to hydrocarbon plume in the area.

Classification of Exemption Area from NJDEP – testimony should be provided as to whether any remediation is necessary.

Traffic – DOT Restrictions? A NJDOT Access permit will be required.

Questions regarding environmental impacts were addressed.

Exhibit A1 – Site Plan marked.

Exhibit A2 – Tax Map Sheet with property in question highlighted.

Lots will be consolidated.

Exhibit A3 – Photo Board depicting existing conditions.

Testimony provided that lighting will have cut-off shields to reduce glare on neighboring properties.

Variations requested were reviewed and reasoning provided for same.

Mr. Ambrosio questions whether there is anything they can do to help with stormwater runoff or to meet other BMP's.

Peter Avakian stated the RCP should be installed with gaskets to reduce possibility of contamination.

Meeting Open to the Public – No Public – Public Portion closed.

Ken Schwartz – Owner of the Property – sworn in.

Mr. Schwartz states he has owned the property for 2 ½ years and he was a partner in the Antique Store, now having difficulty finding a tenant to occupy the space because of parking issues. He stated deliveries are handled in the front of the building at the “garage” doors.

Refuse is stored inside and a private company collects.

Peter Avakian states it is not appropriate and does not recommend loading from off of a State Highway.

The Board concurs that this is creating a “better” situation than that which has been there.

Peter Avakian, PE discussed some of the concerns and waivers involved. He doesn't seem to think the Applicant could provide much more with existing conditions and what is being proposed is acceptable. He recommends removing Note #11 from the plan. He discusses the proposed buffers and proposed layout.

Fred Porter recommends they continue the fence the full length of their property – Applicant agrees to continue fence along the remainder of the property line.

**Based upon the application before the Board, a motion was offered by Fred Porter to approve the application as discussed, moved and seconded by Sharon Davis.**

**Those who voted YES:** Rich Ambrosio, Sharon Davis, Robert Lane, Fred Porter, Rev. Paul Brown, and Joseph Shafto.

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Randy Bishop, Mel Hood, Jason Jones (arrived at 7:55 PM, ineligible to vote), Tassie York, Ray Huizenga.

#### **CALENDAR DISCUSSION:**

The next regular meeting of the Planning Board will be October 23<sup>rd</sup>. The Board was polled and everyone present will be available for the November 27<sup>th</sup> meeting as advertised at the beginning of this year. Since there was not a date advertised for the month of December, it was decided that if a meeting should be required for the month of December, it will take place on December 11<sup>th</sup>.

#### **ADJOURNMENT:**

With no further business before the Board, a motion was made to adjourn at 8:10 p.m. All in favor. Next regularly scheduled Planning Board meeting will be held on Wednesday, October 23, 2013 at 7:00 PM.

Minutes submitted by Kristie Armour, Board Secretary.