



**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday December 10, 2014 – 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio (recused from Mi Place application), Randy Bishop, Rev. Paul Brown, Sharon Davis, Janel Jones, Robert Lane, Mychal Mills, Fred Porter, Mark G. Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE – Board Engineer, Megan Stanley of CME Associates – Board Planner, John McCormack, PE, PTOE – Board Traffic Consultant/Expert, and State Shorthand Reporting.

Absent: Richard Ambrosio (absent for Mi Place Application Only), Tassie York, Mel Hood (Resigned)

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

****Vice Chairwoman Davis requests a moment of silence in honor of former Chairman Joseph Shafto who passed away on November 23, 2014****

NOMINATIONS/ELECTIONS:

Randy Bishop nominates Sharon Davis as Chairperson which is seconded by Fred Porter. All members present in favor.

Randy Bishop nominates Robert Lane as Vice Chairperson which is seconded by Janel Jones. All members present in favor.

CORRESPONDENCE:

Township Committee Resolution #14-539 – Confirming Mayor’s appointment of Mychal Mills to the Neptune Township Planning Board as a Class IV Member for an unexpired four-year term expiring December 31, 2015.

Township Committee Resolution #14-552 – Accepting the Resignation of Melvin Hood as an alternate member of the Planning Board.

Review of Regular and Special Meeting Dates for 2015.

RESOLUTIONS ADOPTED & MEMORIALIZED:

Resolution #14-23 – VB Heritage, LLC – Block 9002, Lot 9 – 3029 W. Bangs Avenue – Approval of Submission Waivers as Discussed.

DISCUSSIONS:

PB14/07 – VB Heritage, LLC - Block 9002, Lot 9 – 3029 W. Bangs Avenue – Applicant is proposing a 4-lot major subdivision.

Peter Falvo, Esq. representing the Applicants.

David Boesch – Project Manager for the project. Sworn in and Exhibits Entered:

Exhibit A-1 – Preliminary and Final Plat Major Subdivision – Dated 7/18/14, last revised 11/17/14

Exhibit A-2 – Survey of Property dated 4/15/14, unrevised.

Exhibit A-3 – Submission Letter and 4 different renderings of proposed custom homes

Exhibit A-4 – Final Map – Major Subdivision dated 7/18/14 last revised 11/17/14

Exhibit A-5 – Sheet 4 of 6 Color Rendering

Exhibit A-6 – Preliminary Plat Major Subdivision – Proposed Drainage Area Map Heritage Estates II, dated 6/12/97, last revised 9/9/97

Applicant requests a waiver for the type of light fixture required as they would like to install a fixture that more resembles that which is already in place within the cul-de-sac.

Applicant will comply with Peter Avakian's report with modification of Item 3 – will comply with Township Engineer and public works not sewerage authority.

Applicant will comply with Jennifer Beahm's report.

Will submit to Conservation Officer for tree removal permit.

Will comply with Township Engineer's Report (Page 2 of LH letter) will be filed by map. With regard to request for test pits there is data on file for existing utilities.

Old Exhibit reviewed to show stormwater management. Stormwater to be responsibility of individual homeowners to maintain proposed drywells.

Mike Golub – 305 Cliffwood – were drywells planned originally?

David Boesch – groundwater recharge is critical.

Mike Golub – questions trees.

Arthur James Allen-Bess – 710 Heritage Ct. – in support of build but concerned regarding drywells and where water would drain if the systems are not maintained or fail. Is there any way to get the water to West Bangs rather than down the cul-de-sac?

David Boesch – driveways can be switched to opposite side toward West Bangs side of the lots.

Mike Simpson, PP, AIA – questions regarding the K-turn spot?

David Boesch – the K-turn spot was required by the County since that lot fronts on West Bangs Avenue it allows someone to pull out head on instead of backing out into the County roadway.

Mike Simpson – questions sight triangles.

David Boesch – County standards are being met – no obstructions are permitted.

Mr. Aly – 5 Fabio Ct – questions if the reduction in stormwater management is being met?

David Boesch – Yes.

Mr. Aly – questions the seasonal high water table.

David Boesch – no water encountered.

Peter Falvo, Esq. provided closing statement.

Meeting opened to the public for suggestions and/or comments:

Professor Arthur James Allen-Bess III – 710 Heritage Court – sworn in – described current drainage pattern and flooding concerns in his back yard and would like the style of the proposed homes to comply with existing styles of homes.

Public portion closed.

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

Those who voted YES: Randy Bishop, Rev. Paul Brown, Janel Jones, Robert Lane, Mychal Mills, Fred Porter, Sharon Davis.

Those who voted NO: Richard Ambrosio

Those who ABSTAINED: None.

Those ABSENT: Tassie York, Mel Hood

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 85 apartments (revised from the originally proposed 96 apartments then 89 apartments) now consisting of thirty-four (34) 1-bedroom units, thirty-three (33) 2-bedroom units, and eighteen (18) 3-bedroom units.

Mark Kitrick, Esq. – Board attorney – read his response to Michael Steib, Esq. into the record. All members agree and authorize the Applicant to proceed.

John Doyle, Esq. representing the Applicant is advised there are only 5 eligible voters this evening should the application come to a vote. Mr. Doyle agrees to proceed.

Mr. Doyle discusses the elimination of various variances and waivers.

The Board Professionals summary reviews are discussed, including Traffic Consultant, Board Engineer, and Township Engineer.

As a result the plans have been revised.

Megan Stanley is sworn in and all other professionals remain under oath.

Mr. Doyle calls Mr. Craig Pereguoy – traffic expert for the Applicant.

Mr. Porter questions the turning of trucks in case of emergency.

Mr. Pereguoy indicates there is adequate circulation for emergency vehicles.

John McCormack – traffic consultant for the Board – discusses his findings and questions Mr. Pereguoy.

AASHTO Standards are met or exceeded as well as RSIS Standards.

OPEN TO PUBLIC:

Mike Golub – 305 Cliffwood Drive – Questions the turning radius of emergency vehicles when cars are parked in the spaces.

Mr. Pereguoy indicates yes.

Bill Frantz – 718 Wayside Road - is Wayside a Township or County Roadway

Craig Pereguoy indicates it is a Township roadway.

Clifford Johnson – 3 Rhodes Terrace – Has there been a report on accidents?

Craig Pereguoy – no.

Mike Simpson, PP, AIA - Mr. Doyle objects to Mr. Simpson questioning the witness for same reasons as given last time.

Mike Simpson indicates he has been retained by Mr. Volk as a Professional Planner.

Mr. Doyle – objects.

Mr. Simpson questions High Pointe Access

Craig Pereguoy – The access has been eliminated.

Sharif Aly – 5 Fabio Court – Questions access for emergency vehicles.

Professor Arthur James Allen-Bess III – questions analysis of movements of vehicles.

Craig Pereguoy – Yes movements have been analyzed.

George Reid – 733 Wayside – Questions traffic and what is being done about speed.

Blanche Dunbar – 40 Lynn Drive – was new construction and proposed new construction taken into consideration with summer counts?

Craig Pereguoy – Yes.

Tom Volk – Questions familiarity with the area.

Craig Pereguoy – Yes.

Maryann Sullivan – 737 Wayside – Was school bus traffic taken into consideration? Craig Pereguoy – Yes. Ms. Sullivan – Congestion? Craig Pereguoy – No.

Jennifer Fliedner – 3146 W. Bangs Ave – Will there be a school bus stop on Wayside?

Craig Pereguoy – That is up to the Board of Education.

Mr. Doyle now presents Mr. Borden who remains under oath.

Exhibit A-11 – Sheet 3 of 24 with a revision date of 12/1/14 is reviewed.

Peter Avakian – 3 design waivers still apply

Ingress/Egress of the site are discussed, Sewer capacity is discussed, and the unique aspects of the site are discussed.

Exhibit A-12 – Resolution 02-30 Jebb Brook

Exhibit A-13 – Schoor Depalma Report dated May 17, 2002

Exhibit A-14 – Avakian’s Report dated May 14, 2002

Peter Avakian states the PUD zone is different than what is being compared now for this project and the case from 2002 was discussed and the reasons supporting the approval.

At this time, the Board and Applicant’s attorney agree to carry this application to the January 28, 2015 regular meeting of the Planning Board with no further notice being required. The Applicant’s attorney has agreed to extend any timeframe in which the Board has to hear and make a decision on this application until January 31, 2015.

ADJOURNMENT:

Motion to adjourn at 11:00 PM was made by Randy Bishop, moved and seconded by Pastor Brown. All in favor. The next scheduled Planning Board meeting will be the Re-Organization Meeting with will be immediately followed by a Regular Meeting on Wednesday, January 28, 2015 at 7:00 PM.