



**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday January 28, 2015 – 7:15 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, Tassie York, Mark G. Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE – Board Engineer, Jennifer Beahm, PP, AICP – Board Planner, and Torro Reporting, LLC.

Absent: Richard Ambrosio (absent for Mi Place Application Only), Richard Culp, and Silvester Griffin

OPENING: Meeting called to order by Chairwoman Davis at 7:15 PM. Ms. Davis advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE:

Correspondence originally listed on the Agenda has been postponed until February 25th due to the weather and cancellation of the Township Committee Meeting of January 26th.

RESOLUTIONS ADOPTED & MEMORIALIZED:

Resolution #15-05 – VB Heritage, LLC – Block 2506, Lot 18 (Previously Block 9002, Lot 9) – 3029 W. Bangs Avenue – Approval of Preliminary and Final Major Subdivision.

DISCUSSIONS:

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.

John P. Doyle, Esq. – Attorney for the Applicant stated he had concluded testimony at the last meeting; however, reiterated Exhibit A-9 regarding parking in the front yard area and believes a waiver is not required.

Peter Avakian, PE and Jennifer Beahm, PP, AICP believe there is no question that they do in fact need a waiver for parking.

Mr. Doyle proceeds to question Mr. Avakian with regard to applicability of parking requirements.

Mr. Doyle closes after presenting his argument.

Michael Steib, Esq. – representing Objector Thomas Volk.

Mr. Steib presents his first witness Michael Simpson, AIA, PP. Mr. Simpson is sworn in and qualified by Mr. Steib. The Board accepts Mr. Simpson as a professional witness.

Mr. Doyle questions Mr. Simpson with regard to representing prior applications for this particular site.

Mr. Simpson acknowledges he has represented Mr. Volk in the past.

Exhibit OV-1 – entered into evidence as Concept Exhibit.

Exhibit OV-2 – Density Exhibit

Exhibit OV-3 – Concept of what could potentially be built within the parameters of Neptune Township Ordinance.

Mr. Doyle cross-examines Mr. Simpson with regard to planning practices and density.

****8:57 PM – The Board takes a 5 minute break – Board returns at 9:04 PM roll call taken and all members are still present.****

Mr. Doyle states the application has been reduced to now only requiring 3 waivers.

Arguments are presented with regard to the Board's duties.

Public Questioning Portion Opened:

Michael Golub – 305 Cliffwood
Annette Scott – 753 Wayside
William Frantz - 718 Wayside
Clifford Johnson – 3 Rhodes Terrace
George Reed – 733 Wayside
Ms. Greenwood – 738 Wayside

Public Portion of Questioning Closed at 9:44 PM

****9:48 PM – The Board takes a 2 minute break – Board returns at 9:51 PM. All members are still present.****

As there is no further testimony – the meeting is open to the public for comments on the application (each member of the public providing comment is sworn in).

Christina Schuetz – 24 Oakcrest Drive – presented the Board with Exhibits S1 and S2
Mike Golub – 305 Cliffwood Drive
Ms. Greenwood – 738 Wayside
Clifford Johnson – 3 Rhodes Terrace
George Reed – 733 Wayside Road – Still wants to know what is going on with illegal dumping at the site.
William Frantz – 718 Wayside
Annette Scott – 753 Wayside
Linda Gullestad – 750 Wayside
Diana Harris – 17 Willow

Public portion is closed at 10:30 PM

Discussion takes place regarding closing statements.

The Board decides to move forward with closing statements from the attorneys and make an educated decision rather than carrying the application any further.

10:33 PM – Michael Steib, Esq. presents his closing statement to the Board.

10:43 PM – John Doyle, Esq. presents his closing statement to the Board.

11:00 PM – Peter Avakian presents his comments with regard to the Application.

11:05 PM – Jennifer Beahm presents her comments with regard to the Application.

11:10 PM – Mark Kitrick, Esq. provides his comments.

Based upon the information presented to the Board, a motion was offered by Randy Bishop to DENY the application as discussed and proceeded to provide his reasoning for same, moved and seconded by Tassie York who also provides her reasoning for denying the application.

Those who voted YES to DENY: Randy Bishop, Rev. Paul Brown, Janel Jones, Robert Lane, Mychal Mills, Tassie York, and Sharon Davis.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Richard Culp and Silvester Griffin

ADJOURNMENT:

Motion to adjourn at 11:36 PM was made by Tassie York, moved and seconded by Janel Jones. All in favor. The next scheduled Planning Board meeting will be the Regular Meeting of February 25, 2015 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer.