



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Minutes  
Wednesday February 24, 2016 - 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

**Present:** Richard Ambrosio, Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp (Arrived 7:06 PM), Dyese Davis, Janel Jones, Mychal Mills, Sharon Davis, Mark G. Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer Beahm, PP, AICP – Board Planner, Brian Boccanfuso, PE – Conflict Engineer, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Secretary to the Board.

**Absent:** Robert Lane

**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.

**RESOLUTIONS ADOPTED & MEMORIALIZED:**

**Resolution #16-09 – James Lawson** – Block 909, Lot 7 – 2100 West Lake Avenue – Approval of 1-year Extension of Minor Subdivision Approval.

**Resolution #16-10 – Estates at Victoria Lane** – Block 3301, Lots 32-55 (Prior Block 7018, Lot 9) – Approval of 1-year Extension of Final Major Subdivision Approval.

**Resolution #16-11 – Exxon** – Block 803, Lot 1 – 2000 Route 66 – Approval of Amended Minor Site Plan.

**Resolution #16-12 – Jersey Shore University Medical Center** – Block 1201, Lots 4 & 5 – 19 Davis & 1919 Corlies Avenues – Approval of Amendment/Modification to original Resolution of Approval.

**DISCUSSIONS:**

**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. Applicant had a waiver hearing on December 23, 2015 at which time certain waivers were granted by the Board for completeness purposes. Applicant was partially heard on January 27, 2016.

Peter Avakian must recuse himself from review of this application due to conflict. Brian Boccanfuso, PE of CME Associates has reviewed the application from an engineering standpoint and will act as Conflict Engineer for the Board.

Pastor Brown listened to the CD from the prior hearing and has certified to same; therefore, he is still eligible to vote should the Board reach a decision this evening.

Mark A. Steinberg, Esq. represented the Applicant, 645 Neptune Holdings, LLC

Sharon Davis refers to Richard Ambrosio as the Environmental and Shade Tree Commission representative to discuss the recent comments received from the Commission. Mr. Ambrosio questions why an alternate site analysis has not been provided.

David Boesch indicates the Applicant owns the property and it is not in their fiscal budget to seek an alternate site.

Exhibit A-5 – Site Plan dated January 27, 2016 (13 sheets)

Exhibit A-6 – Color Rendering of Sheet 4 of the Site Plan

The revised plans have now eliminated 1 row of parking on 1 side of the building and shifted parking to either side of the building.

There will be a maximum of 60 buses on the site at any given time.

A cement enclosure will be provided for the trash (will lose 1 space but will accommodate the Board)

Landscaping issues were discussed and the justification for the use of Leland Cypress was given.

Stormwater Management and Permeability were discussed.

Incinerator residue and the development of the property was discussed.

Mark Steinberg, Esq. – indicated a structural engineer has been hired; however, no estimated timeframe yet.

NJDEP will review the basins and water will be treated prior to discharge.

Building design was discussed. Applicant indicates they will get back to the Board with additional architecture.

Exhibit A-7 – Front Elevation dated February 24, 2016 prepared by James T. Daley Architect & Associates.

Jason Mandia – sworn in – sample submitted.

Buffers were discussed – neighbor is a nursing home.

Foundation plantings were discussed and the lack of plantings on the east/west side of the building.

**\*\*BOARD TAKES A BRIEF RECESS AT 8:35 PM – RETURNS AT 8:39 PM – ROLL CALL TAKEN – ALL MEMBERS STILL PRESENT\*\***

Further landscaping discussed and waivers requested.

There will be no power washing of buses on site as previously testified.

Sewer will be extended to the site.

Areas of questionable title were discussed; however, they are outside of the proposed improvement area.

Continued discussion regarding items in CME's Review letter.

Will work out the tree removal with CME Associates' Tree Expert.

Will comply with lighting and outside agency approvals.

Leanne Hoffmann's (Township Engineer) review report is discussed.

Operator – Yehuda Nagar – still under oath discusses routes of buses and left turn out as well as the rest of the items in the Township Engineer's Review.

Assuming 4 prongs – Building, Environmental/Drainage issues, Basin ownership, and Left Hand Turn Issue

Jennifer Beahm, PP – these are some heavy lifts, but the items in the review letter are not fatal.

Brian Boccanfuso, PE – no major objections from an engineering standpoint as long as major issues with regard to environmental/drainage etc. can be addressed.

Mr. Ambrosio – wants estimates to determine the cost of the cleanup of ash. (agreed to by applicant)

Pastor Brown – wants drainage issues addressed and does not like the left turn out would prefer no left out.

The Board is polled with regard the project overall and if it will accept the proposal if they can comply:

R. Ambrosio – ok if can comply.

Dr. Brantley – ok if can comply will accept.

Rev. Brown – ok if can comply with drainage and no left out.

R. Culp – ok but concerned with traffic in the area.

D. Davis – ok without the left turn out.

J. Jones – ok without the left turn out and some concern with noise.

M. Mills – ok concerns with traffic and would like to know the distance between the site and W. Bangs Avenue and how many buses can fit.

K. Cafferty – ok concerns with noise, aesthetics, and landscaping.

S. Davis – ok

**The Board agrees to carry this application to April 27, 2016 with no further notice being required, the Applicant accepts and grants the Board an extension of time in which to render its decision.**

**ADJOURNMENT:**

Next scheduled meeting will be our Regular Meeting on Wednesday, March 23, 2016 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Mychal Mills to be moved and seconded by Dr. Michael Brantley, all in favor. Meeting closed at 9:36 PM.