

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday February 26, 2014 – 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Sharon Davis, Fred Porter, Joseph Shafto, Mel Hood, Tassie York (arrived 7:50 PM), Mark Kitrick, Esq. attorney to the Board, Peter Avakian Board Engineer, Jennifer Beahm Board Planner, and State Shorthand Reporting.

Absent: Jason Allen Jones, Robert Lane, and Ray Huizenga

OPENING:

Meeting called to order by Chairman Joseph Shafto at 7:05 PM. Mr. Shafto advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE: NONE.

RESOLUTIONS ADOPTED & MEMORIALIZED: NONE.

DISCUSSIONS:

PB13/06 – CHINRAJ NEPTUNE, LLC - Block 172, Lot 41 – 1200 Corlies Avenue

Mark Steinberg, Esq. (attorney for the Applicant) introduced the following witnesses:

Vrajesh C. Desai – Managing Member of Chinraj Neptune, LLC

Nehal Zawari, Architect

David H. Boesch, LLA – Project Manager – Nelson Engineering Associates, Inc.

Mr. Desai testified that the hours of operation will be as follows:

Pharmacy – Monday through Friday 9 AM to 7 PM, Saturday 9 AM to 4 PM, and Sunday closed.

Convenience Store – Monday through Saturday 9 AM to 8 PM and Sunday closed.

There will be a maximum of e employees at a time as currently exists at current location. There are no parking issues now and additional parking is being proposed with the proposal of the new location.

A drive-thru is requested as a state of the art convenience for mothers with small children and senior citizens. An anticipated 4-5 cars per hour are expected through the drive thru.

Mr. Shafto questions how many customers per hour they receive at their locations in other municipalities. Mr. Desai states sometimes none but never more than 7 or 8 per hour.

With no further questions from the Board or Professionals at this time of this witness the meeting is open to the public.

Clarice Brown of 205 Fisher Ave – questions why there is no drive thru at the current location of the pharmacy. Mr. Desai states there is no circulation on site, he doesn't own the building, and the current owner refuses to fix-up.

Ruth Stewart of 1206 Route 33 – Questions the driveway location – will wait to question engineer...

Nehal Zawari, Architect – accepted by Board and provided testimony with regard to the proposed architectural plans/layout.

The Board questions whether the proposed signs will be illuminated? Variances will be required for the size and heights currently proposed.

The signs are proposed to be internally illuminated.

The small monument sign will comply with the required setbacks.

It is suggested the Pharmacy Sign lights be gooseneck type lighting and the Rx sign to be internally illuminated.

The Applicant agrees to comply with the size requirement for the signs on both sides of the building, but requests the Rx sign to remain as proposed. Will put lights on timers and turn off when closed 1 hour after operation.

****Chairman Shafto requests a short break at 7:47 PM****

****Tassie York arrives at 7:50 PM and is sworn in by Mark Kitrick, Esq.****

****7:55 PM The Board returns from the break and all members are still present with the addition of Ms. York****

David Boesch of Nelson Engineering – accepted by the Board – Exhibits are marked. Mr. Boesch provided testimony with regard to the existing and proposed conditions of the site. The building will be located in a conforming location. Stormwater management was discussed. Parking requirements are being met. Lighting will comply.

There were concerns with regard to the width of the drive aisle along the west side of the building as well as the circulation of the site. The Board Planner has concerns with people not being able to exit back onto Route 33 if customers don't realize there are people waiting in the drive thru.

It is suggested that the Applicant return with revised plans to address the concerns of the Board.

The Applicant agrees and the Membership agrees to carry this application to the March 26, 2014 meeting with no further notice being required. Applicant agrees to submit plans to address the Board's concerns prior to that date.

PB14/01 – GREATER NJ ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH - Block 1500, Lot 33) – 205 Jumping Brook Road

Jennifer Krimko, Esq. (attorney for the Applicant) addresses the Board and introduces her witnesses as follows:

Bishop John Schol – Greater NJ United Methodist Church
Brian Grant – Engineer
Stephen Carlidge – Architect

Witnesses are sworn in.

Jennifer Krimko, Esq. indicates Greater NJ United Methodist Church may be referred to as “The Church” during testimony.

A waiver has been requested for the Community Impact Statement – Jennifer Beahm, PP, AICP – Board Planner indicates she takes no exception to granting a waiver for the CIS.

Bishop Schol testified to use of the proposed center and it will be solely for the purposes of the United Methodist Church Monday through Friday from 8:30 AM to 4:30 PM. The Center will be used on Saturdays from time to time. The parking proposed will exceed the maximum number of spaces required for this type of use.

Brian Grant PE – testified to his qualifications and the Board accepted Mr. Grant as an expert witness.

Mr. Grant testified to the details of the plans.

Jennifer Krimko, Esq. – reviewed the Board Engineer's Review letter.

Wheel stops to keep cars from overhanging the sidewalk were discussed. Stormwater Management and Groundwater were discussed. Sidewalks were discussed.

Christina Schuetz – 24 Oakcrest – questions percentage of disturbance being proposed.

Blanche Dunbar – 40 Lynn Drive – adjacent to the site – concerns with the basin that is being referred to because it is flooded now and trouble cutting grass in yard because of flooding issues. Questions street lights and site lighting and spillage onto her property.

Mike Golub – 305 Cliffwood Drive – suggests dumpster locks, timing, and upland 30 acres analyzed for stormwater management.

Jennifer Krimko, Esq. indicates the plans will comply with the Township Engineer's comments with regard to plan notes.

Left turns will be permitted out of the site.

Steve Carlidge – Architect is accepted by the Board – presented color elevation exhibit along with explanation. The building signs will be pin mounted stainless letters with no lighting being proposed on the building façade signs.

The proposed ground sign will be illuminated.

Applicant is willing to reduce the area of both façade signs but requests they can be the same size and will just need a variance for the height and same sizes.

Since there appeared to be no public questions of the witness and the Board did not have any further questions of the witness, the meeting was opened to the public to present their comments on the application.

Tassie York stated her concerns regarding water levels.

Blanche Dunbar is sworn in and presented photos of the current "basin and ponds" – 3 photos marked as Exhibits DO-1, DO-2, and DO-3

Pastor Brown states it has been testified that with the proposed stormwater management the current water conditions should be reduced and should not contribute or exacerbate Ms. Dunbar's current problem.

Mark Kitrick Esq. states that it was testified that the water problem will be lessened from the current condition.

Christina Schuetz presented maps and DEP documents to support Ms. Dunbar's claims.

Jennifer Krimko, Esq. offers closing statement to the Board.

Mark Kitrick, Esq. summarizes the conditions being placed in the Resolution should the Board approve same.

Based upon the application before the Board, a motion was offered by Randy Bishop to approve the application as discussed with the conditions stipulated, moved and seconded by Fred Porter.

Those who voted YES: Richard Ambrosio, Randy Bishop, Pastor Brown, Sharon Davis, Fred Porter, Tassie York, Chairman Joseph Shafto, and Mel Hood.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Jason Allen Jones, Robert Lane, and Ray Huizenga

ADJOURNMENT:

Motion to adjourn at 10:57 PM was made by Randy Bishop and seconded by Tassie York. All in favor. The next regularly scheduled Planning Board meeting will be held on Wednesday, March 26, 2014 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer