



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday May 28, 2014 – 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Sharon Davis, Fred Porter, Joseph Shafto, 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, Tassie York, Ray Huizenga, Mel Hood

OPENING:

Meeting called to order by Chairman Joseph Shafto at 7:06 PM. Mr. Shafto advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE: Reviewed Letter from David A. Mooij, Superintendent of Schools with Board Members.

RESOLUTIONS ADOPTED & MEMORIALIZED:

RESOLUTION #14-13 – Approving application #PB14/04 – CITY WORKS NEPTUNE OFFICE, LLC (Block 218.02, Lots 612, 612.01, 615, 618, 627, 630, 633, 634, 635, & 642) – 1800-1836 West Lake Avenue – Applicant is proposing a Minor Subdivision to consolidate the existing lots and create two new lots with proposed lot numbers 612.02 and 612.03.

****Chairman Joseph Shafto steps down from the dais and hands the meeting over to Vice Chairwoman Sharon Davis due to conflict with courtesy review****

COURTESY REVIEW:

Neptune Township Unexcelled Fire Company (Fire District #1) – Represented by Donald Beekman, Esq. of The Beekman Law Firm, LLC. Peter Avakian, PE of Leon S. Avakian presented the proposed plans for the building addition which were prepared by Fred Tomaino, AIA. The project is located at 1120 Corlies Ave in a C-6 Zone. The proposed improvement is a 1,202 sq. ft. two story addition, to be utilized as office space on the first floor with second floor storage area. The current exterior patio and canopy area are being converted into the interior space. No changes are proposed to the parking layout, number of spaces, or to existing impervious surface. There is more than adequate parking on the site. This proposal will provide cost savings to the Department because they are currently renting space for the offices now.

Pastor Brown – questions whether there are any variances associated with this proposal.

Peter Avakian – there are only non-conforming, pre-existing conditions but these conditions are not being expanded or exacerbated with this proposal.

Based upon the proposal before the Board, Randy Bishop made a motion to have Mark Kitrick, Esq. author a letter indicating the Board's support of this proposal, second by Fred Porter.

Those in favor: Richard Ambrosio, Randy Bishop, Pastor Brown, Sharon Davis, Fred Porter

Those who voted no: None.

Those who abstained: None.

Those absent: Jason Allen Jones, Robert Lane, Tassie York, Ray Huizenga, Mel Hood

****Chairman Shafto resumes his seat at the dais and relieves Vice Chairwoman Davis****

DISCUSSIONS:

1. **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 96 apartments consisting of forty-eight (48) 1-bedroom units and forty-eight (48) 2-bedroom units.

John P. Doyle, Esq. – Attorney for the Applicant – approaches the Board and states it is unlikely this application will be reached and requests the application be carried to a Special Meeting of June 11, 2014 without further notice.

The Board has concerns with regard to carrying without further notice due to the fact there were many residents with concerns with the previously withdrawn application for the same property. The Board is willing to carry the application to the Special Meeting; however, the Applicant must re-notice for the Special Meeting date of June 11, 2014

APPLICATION CARRIED TO A SPECIAL MEETING TO BE HELD ON JUNE 11, 2014. APPLICANT WILL RE-NOTICE FOR THE SPECIAL MEETING DATE.

2. **PB14/02 – SHARK RIVER HILLS BEACH & YACHT CLUB** (Block 402, Lot 14) – 360 S. Riverside Drive – Applicant is proposing to substantially rebuild the accessory restaurant/bar/banquet building in the same footprint as existed prior to Superstorm Sandy with a different floor plan that complies with new Federal, State, and Local Flood Zone Regulations and Codes. **This application was partially heard on March 26, 2014 and April 23, 2014.**

Jeffrey Beekman, Esq. – representing the Applicant.

Mr. Beekman states they are in the process of seeking approval from the Township Committee as it relates to the proposed right-of-way encroachment.

Peter Avakian – discussed CAFRA permitting which can be a condition of approval. The Applicant has already agreed to obtain a jurisdictional determination.

Fred Porter – questions the 400 s.f. expansion.

Jen Beahm – only 400 s.f. of additional space is permitted under current regulations which cannot be constructed waterward.

Bill Perry – questions dimensions and height of the pre-existing and proposed building.

Robert Burdick, PE - the actual height will be 26.0 feet measured from the flood elevation to the peak. This building is only going to be 2 feet higher than the original building would have been if it had been raised.

Allison Coffin, PP, AICP – Professional Planner - accepted by the Board. Testified as to planning aspects of the application.

Parking spaces = in 1982 approved for 69 spaces (21 south and 29 north).

Parking spaces proposed = 72 spaces (24 south and the remainder to the north).

Stormwater is being discharged onsite to sandy soil not over the bulkhead into the river.

Pastor Brown – questions minimal landscaping.

Ms. Coffin – Landscaping will be limited to around the building only so as not to obstruct views.

Jen Beahm – questions...without the proposed additional 400 s.f. all of the conditions for variances as discussed would still exist.

Allison Coffin – correct.

Lisa Olesky – questions whether Ms. Coffin would consider this a commercial use.

Allison Coffin – this would be considered a recreational use.

Jennifer Beahm – Accessory to use.

Peter Longo – apologizes for arriving late and asks whether he can ask a question of the engineer as he missed the cross-examination/public questioning session of the meeting – The Board and Applicant's attorney allows Mr. Longo to question.

No further questions - Meeting open to the public for comments.

Cindy Nelson – 209 Highland Avenue – presents her views and comments on the project.

Tom Healy – 355 S. Riverside Drive – supports the reconstruction of the yacht club but requests the clubs consideration regarding late night noise.

Peter Longo – is in support of the application and reviewed previous deed restrictions on the property.

Mr. Beekman – objects to Mr. Longo's comments and states that Neptune Township has relieved some of these restrictions he is speaking of with subsequent approvals that were granted.

Peter Longo – objects to the sale of alcohol

Randy Bishop – Again, the Planning Board does not have jurisdiction over liquor licensing.

Lisa Olesky – still opposed to outdoor tiki bar as it ended up in her front yard after Superstorm Sandy.

Joseph Pancza – Club Drive – Wall Township – objects to Ms. Olesky's statement and shows Board photo of where tiki bar rested after the storm and it was not on Ms. Olesky's property. Mr. Pancza agreed to e-mail photo to the Board Secretary since the photo was on his cell phone.

Bill Perry – requests the club have consideration for noise and parking issues; otherwise, he has no objection with the building.

Philip Martone – Questions whether a neighborhood impact study was done and storage areas.

Mr. Beekman – a Community Impact Statement was not warranted since this was an existing structure which is going to operate the same as it has done in the past. Will evaluate storage areas.

Mary Novak – 521 Lakewood Road – comments that tiki bar was not located on Mr. Longo or Ms. Olesky's property after the storm and states Mr. Longo is a hypocrite because he has taken part in festivities at the tiki bar in the past. (Ms. Novak agrees to e-mail photos of to Board Secretary since photos were on her cell phone).

John Dempsey – trash is collected once a week. Trash is transported via golf cart from the building to the dumpster.

****Public portion closed at 8:44 PM****

Mr. Porter – hopes all of the residents' concerns are taken into consideration by the yacht club, but anything is better than what was there before.

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

Those who voted YES: Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Sharon Davis, Fred Porter, and Joseph Shafto.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Jason Jones, Robert Lane, Tassie York, Ray Huizenga, Mel Hood

ADJOURNMENT:

Motion to adjourn at 8:56 PM was made by Randy Bishop, moved and seconded by Sharon Davis. All in favor. The next scheduled Planning Board meeting will be a Special Meeting to be held on Wednesday, June 11, 2014 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer