



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday July 27, 2016 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Mychal Mills, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Brian Boccanfuso, Conflict Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, John McCormack, PE, PTOE – Board’s Traffic Consultant, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: Robert Lane

OPENING: Meeting called to order by Chair Davis. Ms. Davis advised the public of the fire exits and how the meeting will proceed.

EXECUTIVE SESSION:

Board entered into executive session to receive update on Wayside Associates, LLC litigation.

COURTESY PRESENTATION:

Monmouth County Department of Public Works & Engineering presented their plans to replace Monmouth County Bridge W-38 on Schoolhouse Road over the Shark River on the municipal border of Neptune Township and Wall Township. Joseph Ettore and Jessica Kubida discussed the structural deficiency of the current bridge and the timing of construction.

Michael Golub had questions regarding the construction which were addressed.

DISCUSSIONS/CORRESPONDENCE:

Jennifer Beahm reviewed the Housing Plan Element and Fair Share Plan she has prepared dated July 13, 2016.

Dr. Brantley made a motion to adopt the plan which was seconded by Pastor Brown. All in favor (Robert Lane absent).

RESOLUTIONS ADOPTED & MEMORIALIZED:

Resolution #16-19 – Approving Preliminary and Final Site Plan – Gourmet Kitchen – Block 516, Lots 2, 3, & 8.01 – 1232, 1244, and 1246 Corlies Avenue.

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 also partially heard on January 27, 2016 and February 24, 2016.

Applicant is represented by Mark A. Steinberg, Esq.

Mr. Steinberg introduced Exhibits A-7 (now known as Exhibit A-9 due to error in sequential order at meeting) and A-8

Mr. Steinberg indicates the environmental reports which have been received indicate the soil can remain and be kept.

Plans have been revised and there will be no left hand turn permitted out of the site.

All professionals are sworn in by Mark Kitrick, Esq. before proceeding.

An updated plan was provided which shows an upgrade to the "traffic circle" on Neptune Boulevard to accommodate all buses.

Trees are proposed to be removed in the median where the left turn into the site is proposed.

Dr. Brantley expresses concerns with stacking of vehicles onto Neptune Boulevard waiting to make the left turn in.

John Rea indicates the design is for the stacking of 2 buses in the turn lane; however, a design can be provided for the future to include the stacking of 4.

Pastor Brown – requests new traffic counts taking into account the buses going around the circle with the daycare center being there on Neptune Boulevard.

John McCormack indicates this is a reasonable request.

Dr. Brantley – concerns with Hi-Tech Park as there have been developers in recently speaking about developing.

Mark Kitrick, Esq. – the Board wants to see reconfiguration of the circle and updated traffic counts from W. Bangs Avenue to the new circle.

Pastor Brown – indicates the condition of the soils has not been addressed.

Mark Steinberg, Esq. – indicates he will bring his LSRP to discuss the soils at the next meeting.

Kristie Armour to provide John Rea with copy of traffic study that was performed for the proposed Hope Tower and Parking Garage on Davis Avenue.

The Board and its Professionals along with the Applicant's Attorney and Applicant's Professionals decide to carry to the September 28, 2016 meeting with no further notice required to address Environmental Issues only – Traffic Experts need not attend this hearing. Further discussion with regard to traffic and the application as a whole will take place on October 26, 2016. Mr. Steinberg grants the Board an extension so such time in order to render a decision.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, August 24, 2016 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dr. Brantley, moved and seconded by Mychal Mills, all in favor. Meeting closed at 9:42 PM.