



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday August 24, 2016 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Robert Lane, Mychal Mills, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Anthony Rodriguez, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: John Bonney

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

CORRESPONDENCE:

1. Public Notice from Monmouth County Planning Board regarding their public hearing to consider the adoption of the Monmouth County Master Plan was reviewed.
2. Public Notice regarding application to NJDEP for bridge repair on Lakewood Road between Neptune City and Neptune Township was reviewed.

RESOLUTIONS MEMORIALIZED:

Resolution #16-20 – Adopting and Memorializing the Housing Plan Element and Fair Share Plan prepared by Jennifer C. Beahm, PP, AICP of CME Associates dated July 13, 2016.

DISCUSSIONS:

PB16/04 – Ebenezer Church of God Of Prophecy – Block 713, Lot 2 – 1418 Monroe Avenue – Applicant submitted application for Preliminary and Final Major Site Plan approval to construct a church with appurtenant site improvements including drives, parking, site lighting, landscaping, and associated improvements. The Applicant was granted certain waivers on May 25, 2016 in order to satisfy application completeness.

Applicant is represented by Thomas J. Hirsch, Esq.

Pastor Germain Mesidort
Franky Jean – Church Secretary
William Fitzgerald, PE
Robert Hazelrigg, AIA
All were sworn in with Board Professionals.

Mr. Jean stated there are currently 200 members.

Sundays - 10:00 AM – 11:00 AM Bible Study and 11:00 AM – 1:00 PM Service
7:00 PM – 9:00 PM Youth Outreach
Evening Services (approximately 50-100 members attend)
Tuesday - 7:00 – 9:00 PM – Bible Study
Wednesday - 7:00 – 9:00 PM – Outreach Program
Thursday - 7:00 – 9:00 PM – Ladies Auxiliary (approx 20-50 members)
Fridays - 7:00 – 9:00 PM – Civic Outreach Program
Saturday - 9:00 – 12:00 PM – Prayer Services

There are currently 3 employees – the Pastor, Secretary, and Maintenance Person + volunteers

The Church “bus” (minivan) will be stored onsite to bring people to services and outreach programs.

Sanctuary vs. Social Hall discussed – The social hall is for after service refreshments – no rentals – only functions associated with the sanctuary such as weddings, funerals, etc.

There is a week-long revival held twice a year (April and August) and the size varies anywhere from 100-150 participants on weekends to 70-100 on weekdays. This lasts from 7:00 AM – 10:00 PM for the week.

There will be no outside storage and no church bells proposed.

This is a bilingual church which provides services in both English and French. There are no other services in the area which provide this amenity.

William Fitzgerald, PE – qualified and accepted by the Board. Mr. Fitzgerald indicates the site is approximately 20 acres with primary frontage being on Monroe.

Existing improvements are to be demolished.

Exhibit A-1 – Site Plan (10 sheets) dated March 4, 2016, last revised August 12, 2016.

There are 93 parking stalls proposed which exceed the required amount.

The Board Planner’s Report of August 18, 2016 was reviewed, specifically the Table on Page 3 and the variances required. Waivers were discussed – requesting generic lighting on the interior of the site and the required Township fixtures along the Monroe frontage.

A discussion took place and the Board accepts Mr. Fitzgerald’s experience to perform the Landscape Plan.

The Board Engineer’s Report of August 19, 2016 was reviewed and addressed.

Peter Avakian reminds the Board that a church more than double this size was approved for this specific site in 2004 (Tabernacle).

Exhibit A-2 – Pre- and Post-Development Drainage Area Maps (2 sheets) dated March 4, 2016, unrevised.

Stormwater Management discussed – the system will be under the parking lot and has a maintenance plan in place.

Parking & Traffic discussed.

The Township Engineer’s report will be addressed and complied with.

Robert Hazelrigg, AIA – qualified and accepted by the Board.

Exhibit A-3 – Architectural Plans (3 sheets) dated January 8, 2016, last revised August 11, 2016.

Lighting was discussed.

Project has been split into two (2) phases in case the church cannot afford the meeting hall portion right away.

This will be a butler type building.

Monroe Avenue building sign discussed – it will be non-illuminated letters; however, requires a variance for the length and height needed due to the length of the name of the church.

Insulation will provide adequate sound proofing.

Building colors were discussed but have not been chosen as of yet. The Architect recommends the 2-tone gray.

The building will be ADA compliance.

Mr. Hirsh provided a summary to the Board and requests they approve the application.

Based upon the application submitted to the Board, a motion was offered by Richard Culp to approve the application as presented and discussed, moved and seconded by Dr. Brantley.

Ambrosio YES Bonney Absent Dr. Brantley YES Rev. Brown YES Culp YES

D. Davis YES Lane YES Mills YES S. Davis YES

Keith Cafferty (Alt. 1) YES

****THE BOARD TAKES A BRIEF RECESS AND RETURNS AT 9:11 PM. ROLL CALL IS TAKEN AND SEVERAL MEMBERS WERE EXCUSED. THOSE NOW PRESENT INCLUDE REV. PAUL BROWN, RICHARD CULP, DYESE DAVIS, ROBERT LANE, MYCHAL MILLS, AND CHAIR SHARON DAVIS AS WELL AS THE BOARD PROFESSIONALS****

SUPERIOR COURT REFERRAL:

PB13/05 – Wayside Associates, LLC (Mi Place at Wayside) – The original application had been denied by the Planning Board on January 28, 2015. The applicant subsequently filed an appeal which was argued before Judge Perry. Judge Perry referred this matter back to the Planning Board for a vote in an effort to place the reasons/details on the record why the application was denied. The various waivers and variances that were ultimately required at the time of the original vote were discussed. Those members who took part in the original application include Rev. Brown, Robert Lane, Mychal Mills, and Sharon Davis. Richard Culp and Dyese Davis read the transcripts from all proceedings and have signed a certification form indicating same in order to be eligible to participate in this vote.

A motion was offered by Richard Culp to deny the application, moved and seconded by Rev. Brown.

Ambrosio N/A Bonney N/A Dr. Brantley N/A Rev. Brown YES to deny w/comments

Culp YES to deny w/comments D. Davis YES to deny w/comments

Lane YES to deny w/comments Mills YES to deny w/comments S. Davis YES to deny w/comments

Keith Cafferty (Alt. 1) N/A

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, September 28, 2016 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered, all in favor. Meeting closed at 9:57 PM.