



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday November 9, 2016 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Dr. Michael Brantley, 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, Megan Stanley, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: John Bonney, Rev. Paul Brown, Linda Kornegay

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. Notice for 3122-3138 West Bangs Avenue reviewed.

RESOLUTIONS MEMORIALIZED:

Resolution #16-25 – Approval of Minor Site Plan and Minor Subdivision – Fifth Venture, LLC – Block 3903, Lot 3 – 1200 Jumping Brook Road.

DISCUSSIONS:

PB16/10 – JLRZ Holdings, LLC/Allied Construction Management – Block 1006, Lot 2 – 2109 Heck Avenue – Applicant is proposing a Minor Site Plan to construct a 6 foot high fence enclosing the subject property. The fence is proposed to decrease to a 4 foot high fence along the Taylor Ave site frontage and along the sight triangle easement at the roadway intersection. Applicant is represented by Jeffrey P. Beekman, Esq.

Christopher Zehnder – Architect/Planner and Pedro Lescaille, VP Operations JLRZ – sworn in.

Mr. Lescaille explained they moved into the building about a year ago and it was initially to be medical. The building has been owned by them since 1994 and it is now just offices. Mr. Lescaille expressed a concern for the safety of children, employees, and the building itself.

Chris Zehnder, Architect – describes the fence proposal and the variances associated with same. There are gates being proposed at two (2) curb cuts which will be electrically operated. The sight triangle will be maintained and adhered to as there will only be a 4 foot high fence in that area. A 4 foot high fence surround the property is not enough of a deterrent to keep children and pedestrians out which is why a 6 foot fence is being proposed for security and safety. Only one gate will be open at a time during business hours. The gates will have boxes that respond to fire sirens and will be equipped with emergency opening procedures. Only the 6 foot fence along Heck Avenue requires a variance and a variance is required for the proposed top of the fence which contains a finial to avoid confusion.

A waiver is required for Item 2C of the Engineer's report requiring all existing structures on the site and within 200 feet thereof including their use, indicating those to be destroyed or removed and those to remain. As this application is for a fence only it is decided it is not necessary for this application there was no objection to waiving this requirement.

The meeting is open for public questions, comment, and opinion – seeing none – public portion is closed.

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

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

D. Davis **YES** Mills **YES** S. Davis **YES** Keith Cafferty **YES**

Linda Kornegay (Alt. 1) **Absent**

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, December 14, 2016 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dyese Davis, moved and seconded by Dr. Brantley, all in favor. Meeting closed at 7:41 PM.