

**Neptune Township ~ Planning Board  
Special Meeting Minutes  
Wednesday September 17, 2014 – 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

**Present:** Randy Bishop, Rev. Paul Brown, Sharon Davis, Robert Lane, Fred Porter, Tassie York, Mark G. Kitrick, Esq. - Attorney to the Board, Jennifer C. Beahm, PP, AICP - Board Planner, Peter R. Avakian, PE, PP, CME – Board Engineer, John McCormack, PE, PTOE – Board Traffic Consultant, and State Shorthand Reporting.

**Absent:** Richard Ambrosio, Jason Allen Jones, Joseph Shafto, Ray Huizenga, Mel Hood

**OPENING:**

Meeting called to order by Vice Chairwoman Sharon Davis at 7:00 PM. Ms. Davis advised the public of the fire exits and how the meeting will proceed.

**CORRESPONDENCE:** None.

**RESOLUTIONS ADOPTED & MEMORIALIZED:** None.

**DISCUSSIONS:**

**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 89 apartments (revised from the originally proposed 96 apartments) now consisting of forty-one (41) 1-bedroom units, thirty-nine (39) 2-bedroom units, and nine (9) 3-bedroom units.

John Paul Doyle, Esq. – representing the Applicants. Per Mr. Doyle the proposal has changed...they are permitted 106 units and are now proposing 89. The variances originally required relative to slope have been eliminated and the parking meets the required standard. Only two (2) variances remain which are pre-existing, non-conforming conditions.

Tom Barton, AIA – sworn in to provide testimony relative to Architecturals.

All other professionals were sworn in at the last hearing and remain under oath.

Ian Borden – states 8.8 units per acre are being proposed.

Exhibit A-6 – Site Layout Plan – last revised August 27, 2014.

There are four buildings proposed on the site. They have been slightly shifted to eliminate some of the variances and waivers which relief was being sought. The light spillage will be corrected and complied with. Dumpsters will be screened and will comply with relocation request.

Randy Bishop questions whether or not the actual building coverage percentage has changed. Ian Borden – no, the building coverage has not changed.

Pastor Brown – questions parking and Building #4

Fred Porter – questions the retaining wall height. Ian Borden – the highest point of the wall is approximately 4 feet.

Robert Lane – questions emergency access area and whether or not it will be blocked. Ian Borden – it can be blocked but it is not proposed to be blocked. As of now it is proposed to have grass pavers and it will not appear to be an access area but fire trucks will be able to move freely.

Jennifer Beahm – questions whether or not the configuration has changed or whether or not the bedroom mixes have been modified.

Michael Simpson – 25 Devon Court, Tinton Falls – questions wetlands. Ian Borden – yes, there are wetlands on the site but they are not being disturbed and yes there is a conservation easement.

Michael Simpson – questions Mr. Borden with regard to the revised Community Impact Statement.

Mr. Doyle – objects to Mr. Simpson's questioning because as it relates to MLUL he does not qualify as an "interested party"

Jennifer Beahm – recommends that a supplement be added to the CIS to show the calculations and dollar amounts.

Christina Schuetz – 24 Oakcrest Drive – Questions emergency access, the distance from the closest neighbor, and the reference to Ocean County and Jackson Township. Ian Borden – the distance to the closest neighbor is approximately 45 feet and the reference to Jackson Township and Ocean County is a clerical error.

Mr. Aly – 5 Fabio Court – Why are you requesting a design waiver from the curblin and why are you requesting a waiver from parking in the front? Ian Borden – we have done the best we can with what we have as far as the property being such an odd shape.

Mr. Aly – How do you access the rear of the buildings with emergency vehicles? Ian Borden – We have provided access of fire trucks as required.

Bill Frantz – 718 Wayside Road – What would the impact be on the development without the granting of the waivers being requested. Ian Borden – does not think it is possible without waivers.

Pastor Brown – questions why he doesn't think so and is it because of the building footprints?

Ian Borden – cannot because of the type of building and type of units being proposed.

Bill Frantz – what would the impact be with less units and is there a recreation area proposed? Ian Borden – yes, there is a pool and tot lot proposed.

Jonathan Matthews – 10 Frederick – will there be low income affordable units in the mix? Ian Borden – No, they are all proposed as market rate units.

William Stevens, PE – Engineer – will speak to drainage, detention basin, pump station, and emergency generator.

Fred Porter – is this normal to have a pump station in an apartment complex? William Stevens – It is necessary because of the topography.

Fred Porter – How deep is the basin? William Stevens – Approximately 6 feet.

Fred Porter – questions fencing around the basin? William Stevens – There is none proposed, but no objection to providing a fence should the Board require one.

Pastor Brown – How much water is actually being discharged from the site?

William Stevens – An Operation & Maintenance Manual will be provided for the Basin and it will be owned and maintained by the owner of the property.

**\*\*8:28 PM – The Board takes a brief recess – 8:34 PM – the Board returns, roll call taken, and all members are still present \*\***

Jennifer Beahm – questions the Demolition Plan and the access to the lots in the rear. John Doyle – will look into legal agreements possibly made with regard to access.

Jennifer Beahm – questions proposed signage. Per Applicant's Professionals no signage is proposed at this time and will comply with comments in the Board Planner's report.

Peter Avakian – questions the fencing around the basin and suggests a split rail type fence with mesh to prevent small children from entering the basin.

William Stevens – the Applicant is not opposed to providing fencing – probably a 4 foot split rail with black vinyl mesh will be proposed. Mr. Stevens states he does not believe any development could take place on this parcel without pumps.

Christina Schuetz – 24 Oakcrest Drive – questions soils – William Stevens – Will submit to Freehold Soil Conservation District for approvals.

William Stevens – this is a detention/retention basin as it will function as both.

Tom Volk – 744 Wayside Road – The basin is proposed to be 6 feet deep; will it be built up or dug down to obtain the 6 feet? William Stevens – both.

Tom Volk – soil borings were taken? Was there anything out of the ordinary discovered or anything unusual? Mr. Stevens – No nothing out of the ordinary or unusual that he is aware of.

Mr. Aly – 5 Fabio Court – Questions soil testing and basin discharge?

Bill Frantz – questions public water pressure at the present time and if it is sufficient for fire. William Stevens – Will provide additional pumps if necessary for fire suppression.

Bill Barton, AIA – presents Exhibit A-7 – Architectural Sheets 1 thru 15, last revised September 16, 2014.

There are 23 units proposed per building with the exception of Building #4 which only has 20 units.

The plans must be revised to accommodate 350 s.f. of storage space for each unit with the same building the unit is located in. The balcony sizes should be 64 s.f. each.

**At this time, the Board decides to carry this application to the October 22<sup>nd</sup> regular meeting which should give the Applicant's architect enough time to revise the plans and resubmit for review by the Board's professionals.**

**ADJOURNMENT:**

Motion to adjourn at 10:03 PM was made by Randy Bishop, moved and seconded by Fred Porter. All in favor. The next scheduled Planning Board meeting will be a Regular Meeting on Wednesday, October 22, 2014 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer