

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday September 23, 2015 – 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Richard Culp (Arrived 7:05 PM), Robert Lane, Mychal Mills, Sharon Davis, Mark G. Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, John M. McCormack, PE, PTOE – Board Traffic Consultant, Charles A. Hecht – Board Communications Consultant, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Administrative Officer to the Board.

Absent: Janel Jones and Tassie York

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

CORRESPONDENCE: Letter to Mayor Mary Beth Jahn and Township Committee shared indicating the support of the Neptune Township Planning Board for application to MCMOSP for improvements to Loffredo Field.

RESOLUTIONS ADOPTED & MEMORIALIZED: None.

DISCUSSIONS:

PB15/08 – 36 Weston Street, LLC – Block 269, Lot 4 – 96 and 96 ½ Clark Avenue (Ocean Grove) – Applicant is seeking a Minor Subdivision with associated variances to create 2 lots. The lot proposed to be subdivided currently contains 2 residential dwellings. Each of the proposed new lots will contain 1 of the existing residential dwellings. Applicant is represented by Jennifer S. Krimko, Esq.

Received Request to Carry to October 28, 2015 – Request granted by the Board. No further notice will be provided for the October 28th hearing date.

PB15/10 – Raymond Jarmer – Block 2908, Lot 11 – 702 Maple Avenue – Applicant is proposing a minor subdivision; however, it is necessary to review the various waivers requested/associated with the project prior to the application being deemed complete and/or further consideration by the Board.

Applicant is represented by Richard W. Hogan, Esq.

Peter Avakian reviews the items being requested and feels the following items should be required:

1. Boundary Survey
2. Show the existing structures onsite.
3. Show any rights-of-way and easements.

David Boesch of Nelson Engineering – states there is no development being proposed at this time. There are utilities available to service the site. It is requested that Stormwater Management be deferred to time of submission of a plot plan for details when being built.

Pastor Brown questions any variances.

Only here for waiver hearing at this time will discuss application further at hearing to be scheduled for October 28, 2015.

Based upon the items discussed, a motion was offered by Randy Bishop to grant the waivers requested as discussed, moved and seconded by Pastor Brown.

Ambrosio YES Bishop YES Rev. Brown YES Culp YES Jones Absent Lane YES Mills YES York Absent
Davis YES

Application scheduled for hearing October 28, 2015 pending the receipt of the requested items which were not granted waivers.

PB15/05 – 11 Edge, LLC – Block 201, Lot 1.01 – 70 South Main Street (Ocean Grove) – Applicant is seeking a Major Subdivision with associated variances to create four new lots.

****Randy Bishop recuses himself for this application****

Applicant is represented by William P. Gannon III, Esq. Mr. Gannon requests that this application be carried to the October 28, 2015 with no further notice being required.

Based upon Mr. Gannon's request, a motion was offered by Robert Lane to carry this application with no further notice to the October 28, 2015 meeting date, moved and seconded by Mychal Mills.

Ambrosio YES Bishop Recused Rev. Brown YES Culp YES Jones Absent Lane YES Mills YES York Absent
Davis YES

****BOARD TAKES A BRIEF RECESS. BOARD RETURNS AT 7:25 PM. Sharon Davis is recused from the following application and Randy Bishop has returned. The meeting is turned over to Vice Chairman Lane****

PB15/07 – Jersey Shore University Medical Center (Block 1201, Lots 4 & 5) – 19 Davis Avenue & 1919 Corlies Avenue – (Partially heard on July 22, 2015 and August 26, 2015) Applicant proposes to construct a 295,000 s.f. Hope Tower building on the former site of the John Knox Senior Citizen Housing site. The proposed building will be 10 stories with an overall height of 182.5 feet. Additionally, a parking garage is proposed on the westerly side of the property with 8 floors above grade and one below grade with a total height of 115 feet and containing 1,476 parking spaces. There will be an additional 36 spaces on grade to the easterly side of the parking garage for a total of 1,512 parking spaces.

Applicant is represented by Peter S. Falvo, Jr., Esq.

Mr. Cirotti still being under oath testifies with regard to traffic and their prior meeting with the Township and Board Officials as requested.

Charles Hecht – sworn in.

Mr. Cirotti – Discusses Traffic Mitigation Concept Plan #2 dated September 3, 2015

Highlight on Davis Avenue discussed.

Pastor Brown concerned there will not be enough green time on lights heading east on Route 33.

All is subject to DOT review and cannot control timing of that light.

Neptune Boulevard safety improvements were discussed.

Washington Ave & Neptune Avenue intersection discussed.

Sewer connections and improvements discussed.

Flows will be reduced in the areas of concern and the existing problems should be significantly reduced.

Richard Culp – is this a quick fix or can this aid with additional development as well?

Mr. Cirotti – yes this can aid with additional development as well.

Richard Ambrosio – questions regarding pump station.

Mr. Cirotti states it is not an issue.

Mr. Falvo – the last item to be discussed is the radio tower. Sewer and Tower contributions will be agreed to by Township and Hospital and Agreement will be established between the parties.

Peter Falvo requests that permits be issued for the garage construction prior to obtaining resolution compliance with the understanding they will be proceeding at their own risk.

No public.

Mr. Lane gives summary and recommends approval.

Based upon the application before the Board, a motion was offered by Randy Bishop to approve application with the conditions as outlined in testimony provided and agreement must be in place prior to issuance of permits under guidelines of the Township, moved and seconded by Richard Ambrosio.

Ambrosio **YES** Bishop **YES** Rev. Brown **YES** Culp **YES** Jones **Absent** Lane **YES** Mills **YES** York **Absent**
Davis **Recused**

ADJOURNMENT:

Motion to adjourn at 8:22 PM was made by Randy Bishop, moved and seconded by Mychal Mills. All in favor. The next scheduled Planning Board meeting will be a Regular Meeting on Wednesday, October 28, 2015 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer.