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Neptune Township ~ Zoning Board  
Regular Hearing Minutes  
Wednesday July 3, 2013 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor  
25 Neptune Blvd.

## **ATTENDANCE:**

Present: Roger Eichenour, Paul Dunlap, James Gilligan, Dianna Harris, Thomas Healy, Clifford Johnson, Cynthia Suarez, Monica Kowalski, Esq. – Board Attorney, Matt Shafai - Board Engineer, Jennifer Beahm - Board Planner, and State Shorthand Reporting.

Absent: Barbara Bascom, David Fernicola, William Frantz, Joe Sears

## **OPENING:**

Meeting called to order by Roger Eichenour at 7:30 PM. Mr. Eichenour advised the public of the fire exits and how the meeting will proceed.

## **RESOLUTIONS MEMORIALIZED:**

- a. **ZB13/07** – Block 6010, Lot 4 – George Gerald Fargo – 17 Chapman Avenue – Applicant proposing to erect an 8 foot high mesh deer fence enclosing a 22 ft. x 50 ft. garden in side and front yard area where there is heavy deer traffic coming from Shark River Park. Deer will have 450 feet of barrier-free access to this Lot.

*Motion offered to adopt Resolution of Approval made by Thomas Healy, moved and seconded by James Gilligan*

*Those in favor: James Gilligan, Thomas Healy, Cynthia Suarez, Dianna Harris, and Roger Eichenour*

## **CORRESPONDENCE:**

None.

## **DISCUSSIONS:**

- a. **ZB13/06** – Jersey Shore University Hospital – Block 3000, Lots 1.01, 1.02, & 8 - 1945 Corlies Ave. & 81 Davis Ave. - Applicant proposing to install six wall mounted signs and two freestanding signs across 3 separate lots

Applicant represented by Peter Falvo, Esq.

Robert H. Adams, Jr., Vice President of Operations for Jersey Shore University Medical Center reviewed Colored 11” x 17” Signage Plans submitted by Main Line Executive Signs dated November 7, 2012, consisting of 13 sheets.

Robert Bosch, Owner of Main Line Executive Signs, testified as to technical aspects of signs.

Paul Dunlap expressed concerns with sight triangle in regard to location of the sign fronting on Route 33.

Peter Falvo, Esq. – submits the sign will not obstruct sight triangle at all and applicant will submit a survey/site plan depicting exact location of the sign.

The use of the “Child brand” was discussed with regard to necessity and size.

Meeting opened to the public for questions/comments – No public presented – public portion closed.

Henry J. Ney, PE – Traffic Engineer/Planner – testified the signs should be 15 feet from the curblin and proposed that the sign on Davis Avenue should have arrows pointing to the right indicating where to park. Mr. Ney indicated the hospital staff members are willing to discuss changes.

Monica Kowalski, Esq. gave Mr. Falvo and his client the opportunity to bifurcate the application and get the Board’s opinion.

Public portion opened to present questions to Traffic Engineer – No public – Public portion closed.

Paul Philips, PP – Professional Planner – found that signage does not comply with Section 416 of the Township Ordinance. Mr. Philips proceeded to review the Board Planner’s comments item by item.

Public portion of meeting opened – no public – public portion closed.

Peter Falvo reiterated his client is willing to submit Site Plan & Landscape for compliance.

Mr. Healy proposed that as long as there is no LED lighting, the signs being proposed are acceptable with the exception of the sign proposed on Davis Avenue, and he is willing to leave compliance up to the Board Professionals.

Board agrees. Per Monica Kowalski, Esq. – Resolution to Approve the Signs on Route 33 will be memorialized at the August meeting. The sign on Davis Avenue will be carried to the October 2nd meeting.

Based upon the application before the board a motion was offered by James Gilligan to **APPROVE THE APPLICATION AS DISCUSSED WITHHOLDING DAVIS AVENUE PORTION**, moved and seconded by Thomas Healy.

Those who voted YES: Paul Dunlap, James Gilligan, Thomas Healy, Cynthia Suarez, Dianna Harris, Clifford Johnson, and Roger Eichenour.

Those who voted NO: None.

Those who ABSTAINED: None.

Those who were ABSENT: Barbara Bascom, William Frantz, Joe Sears, and David Fernicola

**DAVIS AVENUE portion of application carried to OCTOBER 2, 2013 with no further notice being required.**

**\*\*\*Chairman Eichenour asks for a recess at 9:30 pm. Board returns at 9:45 pm, Secretary does the roll call and all members are still present with the exception of Clifford Johnson who recused himself for the following application on the agenda due to possible conflict of interest or lack of impartiality.**

- b. **ZB12/05** - Fasano & Gifford – Block 1006, Lots 4 & 5 – 774 & 778 Wayside Rd – Applicant is proposing to build 50 townhouses constructed within five (5) three-story buildings. All proposed buildings will have associated landscaping, lighting, parking, stormwater management, and utility improvements. Various variances and waivers are being requested.

Thomas Warren, Esq. – Attorney for the applicant.

Eric Tomczak, PE – Reviewed plans submitted to the Board with regard to layout, drainage, landscaping, etc. The site contains 13.08 Acres total with 7.3 acres being wetlands. There are 50 multi-family units being proposed.

Paul Dunlap recommends a 6 foot board-on-board type fence atop the proposed retaining wall, possibly even 6 foot mansion-style fence to create an open feel.

There was discussion on whether the lots will be owner-occupied/fee-simple lots.

Public portion of meeting opened.

Dorothy Griffin – 782 Wayside Road – questioned whether or not it would be possible to extend the proposed fence the entire length of the property line with 6 foot board-on-board fence to keep residents off of her property.

Lewis Griffin – 782 Wayside Road – questioned whether or not these were “townhouses” discussed his concerns with driveway/access width and the proposed retaining wall.

No further public – public portion closed.

Jennifer Beahm, PP, AICP – questioned whether handicap parking can be relocated if necessary.

**Chairman Eichenour brings the time to Mr. Warren’s attention and requests no new witnesses be presented at this time, but rather carry the application to the November 6<sup>th</sup> meeting with no further notice being required.**

## **ADJOURNMENT:**

Motion to adjourn at 10:25 PM and to have the next meeting on August 7, 2013. Motion made by Dianna Harris and seconded by Paul Dunlap. All in favor.

Minutes submitted by Kristie Armour, Secretary.