



**Neptune Township ~ Zoning Board of Adjustment
Special Meeting Minutes
Wednesday October 15, 2014 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present: Barbara Bascom, Rev. Joseph Calhoun, William Frantz, Dianna Harris, Frances Keel, Carol J. Rizzo, Joe Sears, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Matt Shafai, PE – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, George Waterman – Zoning Officer, and Torro Reporting, LLC

Absent: James Gilligan, Thomas Healy, Charles Moore

OPENING:

Meeting called to order by Chairman Paul Dunlap at 7:33 PM. Chairman Dunlap advised the public of fire exits and how the meeting will proceed.

EXECUTIVE SESSION: 7:37 PM – 7:52 PM – Roll Call taken all members still present.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED: None.

DISCUSSIONS:

ZB12/05 – Fasano & Gifford – Block 1006, Lots 4 & 5 – 774 & 778 Wayside Road – Applicant is proposing to construct thirty-two (32) townhouses within four (4) 3-story buildings. Applicant had originally proposed fifty (50) townhouses within five (5) 3-story buildings. All proposed buildings will have associated landscaping, lighting, parking, stormwater management, and utility improvements.

Thomas Warren Esq. representing the Applicant. Mr. Warren states there have been substantial changes to the plan since it was last before the Board.

Eric Tomczak, PE, previously sworn in and still under oath, gave a summary of current conditions and the project that is currently being proposed. There is now an open space area being proposed for children, etc.

The Applicant agrees to comply with all of Leanne Hoffmann's comments in her latest review report.

The Applicant agrees to comply with Environmental/Shade Tree Commission comments.

There will be a freestanding, externally illuminated site identification sign proposed at the entrance to the site.

There will be no outside storage of maintenance items or equipment as snow plowing and landscaping will be subcontracted out.

Currently the plan is short 1 ramp for ADA compliance but will revise plan to provide and will comply.

Sidewalks being proposed in front of the parking spaces will either be 6 feet wide or a 2 foot wide grass strip and then 4 foot wide sidewalk to accommodate for the overhang of vehicles in the parking spaces.

Lou Griffin – 782 Wayside – questions whether the wastewater discharge point in Wayside Road is deep enough for a gravity line. Per Eric Tomczak – yes.

James Kissane, AIA – Architect and graduate of NJIT – accepted by the Board.

Presented the following exhibits:

A-1 – Engineer’s color rendering of site.

A-2 – Architect’s color rendering of front elevations for Buildings #1 & #3. Buildings #2 & #4 will change slightly.

The discrepancy between the renderings and the submitted drawings were discussed.

****Board takes a break at 9:04 and returns at 9:12 – roll taken and all still present****

Mr. Warren requests the Board please disregard Exhibit A-2 – the owner indicates he would like to build according to plan/testimony and the sides of the buildings will have windows.

The Board makes the following suggestions:

1. Keep with pastels
2. break-up front
3. Buildings – keep windows on garage doors for all buildings, but maybe change the types.
4. Change portico/roofs over doorways to each building.
5. Some type of divider between doors.

Backyards will be consistent in size and will be enclosed.

Square footage of units will comply (2,200 s.f. including garage).

Lou Griffin – questions the storage of trash and the 2 foot overhang of cars.

Mr. Peregoy testified the traffic counts were taken in late May for the neighboring Planning Board project.

Dorothy Griffin – questioned whether or not this project will create more traffic. Mr. Peregoy stated that this project will not create a significant impact on existing traffic.

Dorothy Griffin – questions the curve in the road with regard to the site.

Mr. Peregoy – sight distance is adequate

Lou Griffin – How were the counts calculated, manually or mechanically?

Mr. Peregoy – they were calculated manually.

Jim Kyle – Hopewell NJ – Professional Planner – accepted by the Board. Mr. Kyle testified with regard to the variances being requested and justifications for same.

Thomas Warren, Esq. – gave summation and requested the Board to approve the project.

Lou Griffin – neighbor – gave his opinion on the overall project.



No further public appeared and meeting open to Board for discussion.

The condition for the provision of rear yard gates will be determined by the Fire Code Official as to whether or not they are necessary.

Based upon the application before the Board, a motion was offered by Barbara Bascom to approve the application as discussed and conditioned upon the applicant complying with all professional reviews, moved and seconded by Dianna Harris.

Those who voted YES: Barbara Bascom, William Frantz, Dianna Harris, Joe Sears, Frances Keel, Carol Rizzo, and Paul Dunlap

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: James Gilligan, Thomas Healy, and Charles Moore

ADJOURNMENT:

A motion was made by Barbara Bascom and seconded by William Frantz to adjourn at 10:21 PM. The next scheduled hearing will be a Regular Meeting on Wednesday, November 5, 2014 at 7:30 PM.

Minutes submitted by Kristie Armour, Administrative Officer to the Board of Adjustment.