

THE PLANNING BOARD
TOWNSHIP OF NEPTUNE

Paul J. Roberts, Jr.
Chairman
Michael D. Fornino
Vice-Chairman
Helen L. Riggs
Secretary
William Mehr
Attorney



COUNTY OF MONMOUTH
NEPTUNE, N. J. 07758

James T. Burke
Ermon K. Jones
Charles E. Lang
Thomas Nicol
Joseph M. Pepe
Joel G. Townsend
John B. Wright

Alternates
Eugene R. Clements
Richard Lyon

WHEREAS, Haydu Packing Co., Inc., has applied for site plan approval for the operation of an industrial use for the processing of meat on the property known as Block 167, Lots 339, 340 and 341; and,

WHEREAS, The plans have been reviewed by the Township's Planning Consultant and various municipal agencies and based on these reviews, the Planning Board finds that the applicant meets the standards for site plan approval as established by the Zoning Ordinance of the Township of Neptune;

THEREFORE, BE IT RESOLVED, That the application of Haydu Packing Co., Inc., for site plan approval for the operation of an industrial use for the processing of meat on the property known as Block 167, Lots 339, 340 and 341, be approved, subject to the following:

1. The applicant satisfying the requirements of the Neptune Township Board of Health.

2. The applicant submitting to the Planning Board a letter or other proof from Carl Streit for the adjacent property on 6th and Atkins Avenues consenting to the applicant's employees parking on Carl Streit's present parking lot, which in conjunction with applicant's on site parking spaces not used for truck storage, will total at least 10 employee parking spaces.

I, Helen L. Riggs, Secretary of the Planning Board of the Township of Neptune, do hereby certify that the above is a true and exact copy of a resolution adopted by the Planning Board on February 20, 1975.

Helen L. Riggs, Secretary

February 20, 1975

The regular meeting of the Planning Board of the Township of Neptune was held on the above date with the following members present: James T. Burke, Michael D. Fornino, Ermon K. Jones, Charles E. Lang, Thomas Nicol, Joseph M. Pepe, Joel Townsend, and Paul J. Roberts, Jr. Eugene R. Clements, Alternate, participated in the meeting in place of citizen member John Wright, who was absent. Alternate Richard Lyon, William Mehr, Board Attorney, and Joshua Siegel, Planning Consultant, were also present.

Mr. Fornino moved, seconded by Mr. Nicol, that the minutes of the previous meeting be approved as distributed. Motion carried.

MINOR SUBDIVISION

Block 217, Lots 81 and 82

Mr. Lang reported that the minor subdivision of the property known as Block 217, Lots 81 and 82, submitted by Dorcas Spry combining two 25 foot lots on Fisher Avenue into one conforming size lot had been approved by the Minor Subdivision Committee.

Mr. Pepe moved, seconded by Mr. Nicol, that the action of the Minor Subdivision Committee in approving the subdivision of the property known as Block 217, Lots 81 and 82, be confirmed. Motion carried.

APPLICATIONS FOR SITE-PLAN APPROVAL

Block 248, Lots 6 and 7

The application submitted by Willie Foster on behalf of the Union Baptist Church for site-plan approval for the construction of an addition to the church on the property known as Block 248, Lots 6 and 7, located at 2101 Bangs Avenue was next considered. This application was continued on October 10, 1974, to permit granting of variance by Board of Adjustment, prior to granting of site-plan approval and the variance was granted on January 22, 1975.

Mr. Lang offered the following resolution, moved and seconded by Mr. Nicol, that it be adopted:

WHEREAS, Willie Foster has applied for site plan approval on behalf of the Union Baptist Church for the construction of an addition to the church located on the property known as Block 248, Lots 6 and 7; and,

WHEREAS, The plans have been reviewed by the Township's Planning Consultant and various municipal agencies and based on these reviews, the Planning Board finds that the applicant meets the standards for site plan approval as established by the Zoning Ordinance of the Township of Neptune; and,

WHEREAS, The Board of Adjustment has granted the necessary variances in connection with the construction of this church addition;

THEREFORE, BE IT RESOLVED, That the application of Willie Foster for site plan approval on behalf of the Union Baptist Church for the construction of an addition to the church located on the property known as Block 248, Lots 6 and 7, be approved subject to correcting the height of the fence to 6½ feet as required by the Zoning Ordinance; and,

BE IT FURTHER RESOLVED, That the Secretary forward to the Police Department a copy of the Board of Adjustment meeting minutes with a request from this Planning Board that the Police Department study the area of Sayre Street and West Bangs Avenue to determine the requirements for on street parking and no parking zones.

The resolution was adopted on the following vote: Burke, aye; Clements, aye; Fornino, aye; Jones, nay; Lang, aye; Nicol, aye; Pepe, aye; Townsend, aye; and Roberts, aye.

At this point Mr. Roberts stated that Mr. Clements has been designated Alternate #1 and Mr. Lyon Alternate #2, and Mr. Clements was participating in the voting at this meeting.

Block 164, Lot 40

The Board next considered the application submitted by Lewis Hanapole for site-plan approval for the operation of an automobile body repair shop on the property known as Block 164, Lot 40, at 1103 Sixth Avenue. There had been preliminary review with the applicant on November 14, 1974, prior to consideration by the Board of Adjustment and the variance was granted on January 22, 1975.

The Acting Secretary read a letter requesting an adjournment of this application as changes in the plan are under study.

Mr. Clements moved, seconded by Mr. Fornino, that the application of Lewis Hanapole for site plan approval in connection with the property known as Block 164, Lot 40, be continued to give the applicant an opportunity to file a revised plan. Motion carried.

Block 559-A, Lots 4, 5, 6, 7, and 8

The application submitted by Eugene R. and Frances M. Pilot for site-plan approval for the construction of a storage building at 333 State Highway #35, Shark River Islands, on the property known as Block 559-A, Lots 4, 5, 6, 7, and 8, was next considered. There was preliminary review with the applicant on November 14, 1974, prior to consideration by the Board of Adjustment and the variance was granted on January 22, 1975.

Mr. Jones offered the following resolution, moved and seconded by Mr. Fornino, that it be adopted:

WHEREAS, Eugene R. and Frances M. Pilot have applied for site plan approval for the construction of a storage building on the property known as Block 559-A, Lots 4, 5, 6, 7, and 8; and,

WHEREAS, The plans have been reviewed by the Township's Planning Consultant and various municipal agencies and based on these reviews, the Planning Board finds that the applicant meets the standards for site plan approval as established by the Zoning Ordinance of the Township of Neptune; and,

WHEREAS, The necessary variances required for this construction have been granted by the Board of Adjustment of the Township of Neptune;

THEREFORE, BE IT RESOLVED, That the application of Eugene R. and Frances M. Pilot for site plan approval for the construction of a storage building on the property known as Block 559-A, Lots 4, 5, 6, 7, and 8, be approved.

The resolution was adopted on the following vote: Burke, aye; Clements, aye; Fornino, aye; Jones, aye; Lang, aye; Nicol, aye; Pepe, aye; Townsend, aye; and Roberts, aye.

Prior to the vote on the resolution, Mr. Roberts questioned Mr. Pilot's plans for shrubbery, and a revised plan showing a shrubbery proposal was presented. Mr. Fornino questioned disposition of the storage trailers, and Mr. Pilot explained the transfer of the equipment presently in the trailer to the new building will take a couple of months, and as soon as a buyer is located, they will be removed.

In response to Mr. Roberts' question, Mr. Pilot said the preliminary review by the Planning Board was very helpful to the applicant.

Block S-3A-3, Lot 1

The Board next considered the application of Jersey Shore Medical Center-Fitkin Hospital for site-plan approval for the construction of a hospital parking lot on the property known as Block S-3A-3, Lot 1, which was laid over on January 16, 1975, to give the applicant an opportunity to file a corrected plan.

The Acting Secretary read a letter from David V. Carter, Executive Vice-President of the hospital, stating their application is now in a holding position.

Mr. Burke moved, seconded by Mr. Lang, that the application of Jersey Shore Medical Center be held until the Board is requested to proceed with further action. Motion carried.

Block 167, Lots 339, 340, and 341

The application submitted by Haydu & Sons, Inc., proposing changes in floor layout of an existing industrial building located on the property known as Block 167, Lots 339, 340, and 341, was next considered.

Bill Haydu, representing the applicant, stated they have plumbing and electrical permits, but didn't get a permit for the inside of the building as they didn't think they needed one. Their proposal is to build three non-bearing partitions on the inside and a plan has been filed with the Planning Board.

Mr. Haydu discussed the plan stating they haven't changed the outer walls and in answer to Mr. Mehr's question, he explained their plans two years ago were for the construction of an addition on the other end of their building, but found they did not have enough room. They now propose the manufacture, spicing and packaging of hot dogs; this has not been done in this area before; they have just been cutting meat for delivery.

In discussing parking, Mr. Haydu stated that he has a gentlemen's agreement for the use of a vacant lot at the southwest corner of Sixth and Atkins Avenues owned by Carl Streit for employee parking. At some time in the future, it is possible that a lease will be secured. All the cars will be off the streets except for company-owned vehicles.

Mr. Mehr inquired if all approvals have been secured from Federal and State agencies, and Mr. Haydu said he has all approvals except he is not sure about E.P.A.

In answer to further questions from the Board, Mr. Haydu explained the processing of the meat stating that boiler smoke, high pressure steam, will come out of the chimney. There is not much odor, which dissipates once it hits the cold air. Once there is an agreement on the parking area, they will have to level it off, and they hope to start processing within two months. The area marked spice room is for dry storage of spices which come pre-packaged; and in the beginning there will probably be an additional four employees increasing to eight additional employees.

Mr. Haydu answered questions regarding the trucks stating they have 9 large trucks, 2 small panel trucks, and 4 automobiles. The tractor-trailers are not garaged there. Mr. Haydu described where the trucks will be parked outside as they are now, stating there will be three more than there were before. Changing to manufacturing and cooking will not increase the number of trucks, in fact will cut off by 1 or 2 trucks because of the change into a different type of operation. This type operation was previously in Newark.

There will be at least 15 to 20 cars on the additional parking lot.

There being no further questions from members of the Board, Mr. Roberts called a short recess.

After re-convening, Mr. Lang offered the following resolution, moved and seconded by Mr. Clements, that it be adopted:

WHEREAS, Haydu Packing Co., Inc., has applied for site plan approval for the operation of an industrial use for the processing of meat on the property known as Block 167, Lots 339, 340, and 341; and,

WHEREAS, The plans have been reviewed by the Township's Planning Consultant and various municipal agencies and based on these reviews, the Planning Board finds that the applicant meets the standards for site plan approval as established by the Zoning Ordinance of the Township of Neptune;

THEREFORE, BE IT RESOLVED, That the application of Haydu Packing Co., Inc., for site plan approval for the operation of an industrial use for the processing of meat on the property known as Block 167, Lots 339, 340, and 341, be approved, subject to the following:

1. The applicant satisfying the requirements of the Neptune Township Board of Health.

2. The applicant submitting to the Planning Board a letter or other proof from Carl Streit for the adjacent property on 6th and Atkins Avenues consenting to the applicant's employees parking on Carl Streit's present parking lot, which in conjunction with applicant's on site parking spaces not used for truck storage, will total at least 10 employee parking spaces.

The resolution was adopted on the following vote: Burke, aye; Clements, aye; Fornino, aye; Jones, aye; Lang, aye; Nicol, aye; Pepe, aye; Townsend, aye; and Roberts, aye.

RECOMMEND AMENDMENT TO ZONING ORDINANCE

Mr. Pepe offered the following resolution, moved and seconded by Mr. Nicol, that it be adopted:

BE IT RESOLVED, That the Planning Board recommend to the Township Committee that Article VII, Section 7.1, Site Plan Approval, A, (1), be amended to read as follows:

"Ten copies of the application and ten prints of the preliminary proposal sketch shall be submitted for distribution to: the Township Committee, the Board of Health, the Building Inspector, the Township Engineer, the Township's Planning Consultant, the Shade Tree Commission, and the Environmental Commission. The remaining three copies are for the use of the Planning Board."

The resolution was adopted on the following vote: Burke, aye; Clements, aye; Fornino, aye; Jones, aye; Lang, aye; Nicol, aye; Pepe, aye; Townsend, aye; and Roberts, aye.

There being no further business, Mr. Burke moved, seconded by Mr. Lang, that the meeting adjourn. Motion carried.

Patricia J. Robinson

Acting Secretary

Haydu Packing Co., Inc.

PROVISIONS

7TH AVENUE and ATKINS AVENUE
NEPTUNE, N. J. - 07753

February 28, 1975

Neptune Township Planning Board
Neptune, N.J. 07753

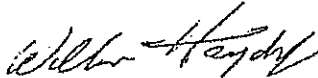
To whom it may concern:

Effective as of Monday March 3, the company parking lot on the South side of our present building will be utilized for employee parking.

Hope this meets with your satisfaction.

Yours truly,

HAYDU PACKING CO., INC.



William Haydu, Jr.

wh, jr.:cm

LAW OFFICES

CERRATO, O'CONNOR, MEHR & SAKER

431-5000 AREA CODE 201

64 EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728

DOMINICK A. CERRATO
RICHARD T. O'CONNOR
WILLIAM J. MEHR
MARK F. SAKER
ROBERT P. DITTMER

March 7, 1975

Helen Riggs
Neptune Township Planning Board
25 Neptune Boulevard
Neptune, New Jersey

Re: Haydu Packing Company, Inc.

Dear Helen:

In answer to your memo dated March 3, 1975, regarding the above applicant, as I advised Patty by phone, the letter submitted by Mr. Haydu is not sufficient in that Mr. Haydu, in order to comply with the planning board's resolution must show that he actually has ten employee parking spaces either on his own property (not utilized by the storage of trucks) or on Mr. Street's property, or a combination of the above which totals ten parking spaces. If any of the parking spaces are on other people's property, a letter must be transmitted either to the planning board or to Mr. Haydu signed by said property owner indicating that said property owner consents to Haydu's employees parking on their property, and how many parking spaces are available for Haydu employees' use.

Hoping this answers your memo of March 3, I remain,

Very truly yours,



WILLIAM J. MEHR

WJM/ms

cc: Paul Roberts Jr.
Chmn. of Planning Board

Haydu Packing Co., Inc.

PROVISIONS

7TH AVENUE and ATKINS AVENUE
NEPTUNE, N. J. - 07753

March 5, 1975

Neptune Planning Board
Neptune Blvd.
Neptune, New Jersey 07753

Dear Sir:

We wish to change our resolution as to the parking area for our employees.

We have made arrangements to rent space from Jersey Coast Produce for all spare trucks which were parked on our lot.

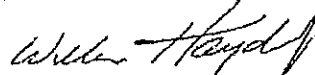
The parking lot on the South West corner of our property, will be utilized as employee parking, which will be in effect 15 or more parking spaces.

The parking facilities shown on plans submitted to the planning board shows the area which will be used as such.

Hope this meets with your satisfaction.

Yours truly,

HAYDU PACKING CO., INC.



William Haydu, Jr.

wh, jr:cm

M E M O
TOWNSHIP OF NEPTUNE



RE: Parking spaces

DATE: March 10, 1975

FROM: (Mrs.) Helen L. Rivers

TO: William Haydu, Jr.

This will acknowledge receipt of your letter of March 5, 1975, regarding the rental of space from Jersey Coast Produce for your spare trucks.

Will you kindly submit the written consent of Jersey Coast Produce for the use of their property for this purpose.

Telephones:
775-4540
775-4541

Telephones:
222-1262
892-7300

JERSEY COAST PRODUCE CO., INC.

FARMER'S MARKET

FIFTH AVENUE NEPTUNE, N. J. 07753

March 28, 1975

Haydu Packing Company, Inc.
7th Avenue and Atkins Avenue
Neptune, New Jersey

Attention: Mr. Bill Haydu

Dear Mr. Haydu:

This is an authorization, allowing you to
park all your trucks, on the Jersey Coast
Produce Co., Inc., parking lot, which is
located on Fifth Avenue, Neptune, N.J.

Yours truly,

Jersey Coast Produce Co., Inc.



By Leonard Gasser, Pres.

Lg.Eg

RECEIVED

APR 7 1975

PLANNING BOARD
TOWNSHIP OF NEPTUNE

M E M O
TOWNSHIP OF NEPTUNE



FROM: (Mrs.) Helen L. Riggs

RE: Haydu Packing Company

TO: William Mehr

DATE: April 7, 1975

I am enclosing a copy of a letter received from the Haydu Packing Company regarding the parking of trucks on the Jersey Coast Produce Co. lot.

Will you kindly advise me if you feel the applicant has now met the parking requirements.

LAW OFFICES
CERRATO, O'CONNOR, MEHR & SAKER

431-6000 AREA CODE 201

84 EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728

DOMINICK A. CERRATO
RICHARD T. O'CONNOR
WILLIAM J. MEHR
MARK P. SAKER
ROBERT P. DITTMER

April 10, 1975


Mrs. Helen L. Riggs, Secretary
Neptune Township Planning Board
25 Neptune Boulevard
Neptune, New Jersey 07753

Re: Haydu Packing Company (Parking of trucks on Jersey Coast
Produce Co., Inc. parking lot)

Dear Helen:

Confirming my secretary's telephone call to you this morning,
please be advised that, in my opinion, the applicant in the
above entitled matter has sufficiently met all requirements.

Very truly yours,


WILLIAM J. MEHR
For the Firm

WJM:dib

RECEIVED

APR 14 1975

PLANNING BOARD
TOWNSHIP OF NEPTUNE