



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday November 13, 2019 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Lisa Boyd, Dr. Michael Brantley, Bishop Paul Brown, Keith P. Cafferty, Richard Culp (arrived 7:02 PM), Dyese Davis, Linda Kornegay, Robert Lane, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME - Board Engineer, Jennifer Beahm, PP, AICP – Board Planner (arrived at 7:56 PM), Robin DeCorso of Torro Reporting, LLC, and Kristie Dickert - Board Secretary.

Absent: None.

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

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED: None.

CONSISTENCY DETERMINATION: Tabled – never introduced by Township Committee as revisions are required prior to first reading.

APPLICATIONS UNDER CONSIDERATION:

PB19/05 – OG North End Development, LLC – Block 101, Lots 3, 4, and part of Lots 2 & 5 – 17 Spray Avenue, Boardwalk North End, Lake Avenue Walkway, and End of Beach Avenue – The Applicant is seeking Preliminary and Final Major Site Plan approval in accordance with the Township’s Redevelopment Plan Ocean Grove North End adopted by the Neptune Township Committee on March 24, 2008.

Applicant is represented by Jennifer S. Krimko, Esq.

Leanne Hoffmann, PE, PP, CME – Township Engineer – sworn in with Board Professionals. Ms. Hoffmann provides some background on the Redevelopment Plan and the Redevelopment Committee.

Ms. Krimko expands on what Ms. Hoffmann outlined including design standards and that the Redevelopment Plan supersedes the Township’s Ordinance. Mr. Krimko proceeds to quote certain sections of the Redevelopment Plan and expands on the Planning Board review process per questions from the Board.

Applicant’s Witnesses sworn in:

Jason Fichter, PE, PP, CFM, CME of Insite Engineering, LLC

Thomas Bauer, FASLA of Melillo + Bauer Associates, Inc.

Maurice Rached, PE, PTOE of Maser Consulting, PA

Steven Carlidge, AIA of Shore Point Architecture, PA

Ms. Krimko moves Exhibits A-1 through A-21 into evidence

Jason Fichter reviews the site plan details with the Board.

Stormwater runoff is discussed as runoff is proposed to be reduced. Will comply with Leon S. Avakian, Inc.'s comments relative to stormwater management.

General traffic circulation is discussed. There is an easement on file to utilize the end of Beach Avenue for access and utilities.

Surface parking is discussed as there are 15 spaces being provided (the Redevelopment Plan calls for a maximum of 20).

There is a 6% driveway slope requirements and a waiver may be required for this as they do not feel it is necessary in this case.

The off-street parking area has been increased by 1 space by cleaning up Spray Avenue.

There is a loading space being provided behind the hotel and it will not be visible from the street.

****At 7:56 PM – Jennifer Beahm arrives and is sworn in****

The lots will have to be consolidated by deed and will have one (1) condo association to govern the entire parcel.

The Applicant proposes to comply with signage although it has not been designed yet.

The request for a waiver for lighting is discussed and the reasons supporting the request for same are provided.

It is indicated that a note should be added to the plan that the wall along the Wesley Lake frontage is to be replaced per the plan.

Peter Avakian requests a certification that the existing stormceptor is still functional and operational.

Richard Ambrosio questions the stormceptor and who owns it? Peter discusses the 1990 project which was performed by the Army Corp of Engineers; however the Township has been maintaining it.

Bishop Brown questions the subsurface parking and the drainage. It is indicated it is the condo association's responsibility.

Special Events and public areas are discussed.

Jennifer Beahm requests 1 additional light pole on Spray to shorten the distance between them – Agreed to by the Applicant.

OPEN TO THE PUBLIC:

Cindy Stiles – 5 Sea View Avenue – questions the Beach Avenue access as it runs only northbound, how are they getting out if they can only go north? Applicant is proposing to improve Beach Avenue in the private area to be 2-way traffic.

Eileen Michaels – 15 Sea View Avenue – questions Beach Avenue access – How can you protect fire lanes?

Kevin Chambers – 58 Heck Avenue –

Barbara Krzak (SP?) – Questions the promenade improvements – It is indicated it will be improved and rebuilt; however it will support a fire truck if necessary.

The stormwater pipe is discussed and who will maintain it – it is indicated there will be an executed maintenance agreement.

Jack Bredin – 94 ½ Heck Avenue – questions the promenade – insults Board Planner – argument ensues.

Anna Ingato – 7 Seaview through to Spray – indicates anything in the back of her home will be an improvement. Is Spray going to be narrowing toward Ocean? Jason Fichter indicates yes. It is questioned whether new utilities will be underground? Where applicable.

Joyce Klein – 105 Mt. Hermon – the lined spaces on Spray as this will limit the spaces depending upon the size of the cars – It is indicated they will take under advisement.

Chris Jensen – 90 Mt. Tabor – Parking requirements are discussed.

Dr. James Brown – 107 Lakewood Road – questions subsurface parking area and how they plan on dealing with storms, etc. and safety.

Gail Alba – 14 Spray - Questions the number of spaces for each use and company – Jennifer Krimko responds.

Richard Williams – 1 Abbott Ave – Questions the relationship to the “Dwek Building” – It is indicated that building is not part of this project.

Roger Truex – 17 Sea View Avenue – asks for clarification on Beach Avenue if the single family homes are level or raised. Jason Fichter indicates they are raised slightly. Is there some way floodwater will be remediated? It is indicated there should be no change.

Joan Venezia – 107 Mt. Hermon Way - How many entrances are there? There are two. The sizes of the trucks permitted are discussed and the number of spaces clarified. The elimination of parking on Spray is discussed again.

Gary Kwiatkowski – 1 Ocean Avenue – Same question regarding trucks.

Dennis Alba – 14 Spray – questions parking standard and where the number was arrived. It is explained by the Applicant’s Professionals

****PUBLIC PORTION IS CLOSED AND THE BOARD TAKES A 5 MINUTE BREAK – BOARD RETURNS AT 9:15 PM – ROLL CALL TAKEN AND ALL MEMBERS STILL PRESENT****

Steven Carlidge, AIA – qualified/accepted – Mr. Carlidge proceeds to review the various buildings proposed as well as their elevations. There are 4 primary elements on top of the subsurface parking garage. In reviewing Sheet A-2 of architectural – garage level accesses are discussed. Storage units in basement of buildings discussed.

Dyese Davis asks if it is possible to provide signage on garage ramps indicated “no pedestrians” which is agreed to.

The discrepancy between the heights of the buildings is discussed and clarified. The plan requires the height be measured from grade – the various heights are discussed and they are all within the permitted limits.

All buildings are proposed to be fully sprinklered

Jennifer Beach discusses the minimum square footage of units and Steve Carlidge provides testimony indicating they exceed the minimum requirement.

OPEN TO THE PUBLIC:

Theresa Checki – 74 Mt. Tabor Way – Questions the hotel room sizes which are then discussed. Parking for the condos and single family homes is questioned. It is indicated there will be 2 spaces provided for each unit. Questions how the drainage will not impact the neighbors. Jason Fichter indicates it will be investigated.

Gail Alba – 14 Spray – questions the lot sizes of the homes – Jennifer Krimko, Esq. indicates there are no lot sizes as there is no subdivision provided; however, the area provided to each of the single family homes will be equivalent to the standard 30' x 60' Ocean Grove lot.

Anna Ingato – 7 Sea View Avenue – Questions the drainage area above the subsurface garage – addressed by Jason Fichter. He indicates there will be more water diverted into the Ocean as it is captured.

Jack Bredin – Point of Order – Questions Ms. Krimko if she has been sworn in. Ms. Krimko indicates she is an attorney who took an oath when licensed; therefore, she is not required to be sworn in. Mr. Bredin indicates he knows that. Mr. Bredin questions the heights of the buildings.

Joan Venezia – 107 Mt. Hermon Way - Questions where the height measurements are being taken from again – height measurements are explained again.

PUBLIC PORTION CLOSED

Thomas Bauer – Landscape Architect – qualified and accepted. Mr. Bauer explains the types of coastal appropriate plants and grasses proposed throughout the site as well as foundation plantings. Mr. Bauer indicates the project will comply.

Jennifer Beam indicates she has concerns that there is no building mounted lighting. It is indicated the lighting is proposed to be decorative. Jennifer Beahm indicates she would like to see the impact lighting would have as she is concerned the area is not very well lit.

Tom Bauer provides testimony to more detail of the internal lighting if the site. Parking screening is discussed. The Applicant is seeking a waiver from providing street trees.

OPEN TO THE PUBLIC:

Joan Venezia – 107 Mt. Herman Way – questions the distance from the wall to the development. It is indicated there is 16 feet of concrete (promenade), 8 feet of stabilized turf, and 6 feet of planting area.

Due to time constraints it is agreed by the Applicant and the Board to carry this matter to the December 11, 2019 meeting with no further notice being required.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, December 11, 2019 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by John Bonney and seconded by Robert Lane, all in favor. Meeting closed at 10:34 PM.