



**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday August 26, 2015 – 7:07 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Richard Culp, Robert Lane, Mychal Mills, Sharon Davis (Recused herself at 7:11 PM), Mark G. Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, John McCormack, PE, PTOE – Board Traffic Consultant, Charles Hecht – Board’s Broadcast 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: None.

RESOLUTIONS ADOPTED & MEMORIALIZED:

Resolution #15-11 – Approving Preliminary and Final Site Plan - New York SMSA Limited Partnership d/b/a Verizon Wireless – (Block 3705, Lot 13) – 3301 Route 66

DISCUSSIONS:

PB15/07 – Jersey Shore University Medical Center (Block 1201, Lots 4 & 5) – 19 Davis Avenue & 1919 Corlies Avenue – (**Partially heard on July 22, 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.

****Chair Davis recuses herself at 7:11 PM and turns the meeting over to Vice Chair Robert Lane****

All members still present have listened to the CD from the prior hearing and have signed certifications indicating same.

Jennifer Beahm, PP, AICP indicates the sewer and RF issues remain outstanding and nothing has been submitted.

Mr. Cirotti – reviews the traffic consultant’s review report.

Mr. John McCormack is sworn in as he was not present at the last hearing.

Miguel B. Gavino, PE, PTOE – Dewberry Engineers Inc. – sworn in and accepted by the Board as a Traffic Expert.

Mr. Gavino discussed his traffic study and the specifics of his analysis.

Pastor Brown questions whether the road is wide enough to designate lane on Neptune Boulevard.

Randy Bishop – questions whether Neptune Township Police were involved in the planning process and will Davis Avenue have a right turn only onto Route 33. Also Washington and Neptune is a bad intersection.

John McCormack, PE, PTOE – provides three (3) suggestions as indicated in his review letter.

Richard Culp questions whether other proposals on other sheets of the mitigation plan have been tabled or are they still being considered?

John McCormack's traffic review is discussed in detail.

Washington & Neptune intersection accidents appear to be right angle accidents – will investigate further.

The around-about proposed on Davis Avenue appears to be the best option. The One lane and stop control at the intersection appears to be the worst case scenario.

John McCormack indicates that

Item g.i. is shown on the Applicant's Plan Sheet T100

Item g.ii. is shown on the Applicant's Plan Sheet T102

Item g.iii is not displayed as it is a cross between g.i. and g.ii.

Item g.iv. is shown on the Applicant's Plan Sheet T101

Questions are presented by the Board Members to the witness.

Alternate plans are discussed between Miguel Gavino and John McCormack

It is agreed that after the study of the proposal of a light at the corner of Washington and Neptune a meeting will be held with the Police Department, the Applicant and Applicant's Professionals, and the Board Professionals to discuss options and concerns with roundabout and Washington Avenue.

Peter Falvo Esq. indicates the sewer and RF issues still need to be addressed and review reports submitted.

At this time it is agreed by the Board, Board Professionals, the Applicant, and Applicant's Professionals to carry this matter for continuation to a Special Meeting which will take place on September 15th at 7:00 PM. The Board requests that the Professionals meeting take place prior to the September 15th hearing.

ADJOURNMENT:

Motion to adjourn at 9:44 PM was made by Randy Bishop, moved and seconded by Robert Lane. All in favor. The next scheduled Planning Board meeting will be a Special Meeting on Tuesday, September 15, 2015 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer.