



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Special Meeting Minutes  
Wednesday October 11, 2017 - 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

**Present:** Richard Ambrosio, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, Robert Lane, Mychal Mills, Jeff McWeeney, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, John McCormick, PE, PTOE – Board Traffic Consultant, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

**Absent:** John Bonney, Mayor Dr. Michael Brantley, Sharon Davis

**OPENING:** Meeting called to order by Chair Bishop Brown. Bishop Brown advised the public of the fire exits and how the meeting will proceed.

**APPLICATIONS:**

**PB15/07 – JERSEY SHORE UNIVERSITY MEDICAL CENTER** – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – Applicant is seeking an amendment/modification to the Resolution of Approval in order to permit the opening of the HOPE Tower building for use and occupancy prior to receiving NJDOT Approval. Applicant is represented by Peter S. Falvo, Esq.

Exhibit A-7 – Letter dated 9/29/17 – Jersey Shore University Medical Center to the Planning Board

The impact or lack thereof on certain intersections was discussed.

Chris Cirotti and John McCormack are sworn in.

Proposed phasing plan and change in proposed occupancy discussed.

Letter dated 9/29/17 and attachments discussed and the table has been updated.

It is indicated that the new phasing plan is acceptable from a traffic perspective.

Exhibit A-8 – Sam Schwartz Review Letter dated 9/21/17

Traffic counts were performed during the school year.

Areas being vacated on Davis will not be backfilled until all improvements are in place.

Applicant is willing to stipulate that if traffic conditions worsen during peak hours, Jersey shore is willing to pick-up the costs for remediation.

Mr. Smithson discusses capacity and current volumes of patients and employees.

Applicant is no longer proposing to use floors 9 through 10 prior to all improvements being in place.

Mychal Mills indicates he feels the first phase is reasonable request.

Robert Lane indicates they have been good neighbors and the occupancy phasing plan is best.

Richard Culp questions the benefits of 12 hour vs. 10 hour or flexibility or alternate routes.

Meeting open to the public:

Randy Bishop – sworn in – Mr. Bishop concurs that the hospital has been a good neighbor, but traffic control is a must, need to have a codified agreement and make compromises to protect the remainder of the residents.

Public Portion closed.

**Based upon the request and the testimony provided to the Board. A motion to accept Phase I of the request with no further occupancy until the NJDOT improvements are installed and the Applicant will be required to appear before the Planning Board on January 24, 2018 to provide an update and again at the April meeting if necessary was offered by Robert Lane and seconded by Richard Ambrosio.**

**Those who voted YES:** Richard Ambrosio, Dyese Davis, Robert Lane, Michael Mills, Linda Kornegay, and Bishop Paul Brown

**Those who ABSTAINED:** None.

**Those INELIGIBLE:** Richard Culp

**Those ABSENT:** John Bonney, Dr. Michael Brantley, and Sharon Davis (Recused)

**Those who voted NO:** Keith P. Cafferty

**PB17/10 – Jersey Shore University Medical Center** – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – Applicant is seeking Minor Site Plan approval for signage proposed on the HOPE Tower Building. Applicant is represented by Peter S. Falvo, Esq.

Keith Gnepper of Takeform provided testimony with regard to the graphic design and wayfinding signs.

Exhibit A-1 (26 sheets) sign package

Exhibit A-2 (Sheet 5 of 21 in Exhibit A-1) South Elevation

Jennifer Beahm – reviews the review letter and variances. She indicates the signage is in proportion to the size and height and number of signs for this building. Signage is permitted to be lit.

The sign is proposed to be lit at night – no relief required.

Andrew Smithson – testifies with regard to what letters will spell and requests flexibility as it relates to branding with Sloan Kettering, Etc.

Daniel C. McSweeney – Professional Planner – sworn in – 40 years licensed – accepted by the Board. Mr. McSweeney indicates the ordinance does not appear to support the “Hospital Zone”.

Meeting is open to the public – seeing none – public closed.

**Based upon the application and the testimony presented to the Board, a motion to accept the application was offered by Dyese Davis, seconded by Robert Lane.**

**Those who voted YES:** Richard Ambrosio, Richard Culp, Dyese Davis, Robert Lane, Michael Mills, Keith P. Cafferty, Linda Kornegay, and Bishop Paul Brown

**Those who ABSTAINED:** None.

**Those ABSENT:** John Bonney, Dr. Michael Brantley, and Sharon Davis (Recused)

**Those who voted NO:** None.

Next scheduled meeting will be a Regular Meeting on Wednesday, October 25, 2017 at 7:00 PM.

With no further business before the Board a motion to adjourn at was offered, moved, and seconded, all in favor. Meeting closed at 8:42 PM.

Minutes submitted by Kristie Armour, Board Administrative Officer.