



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday January 24, 2018 - 7:15 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Bishop Paul Brown, Keith P. Cafferty, Dyese Davis, Linda Kornegay, Robert Lane, Mychal Mills, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Helen Zincavage, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: Richard Culp

OPENING: Meeting called to order by Kristie Armour, Board Secretary. The public is advised of the fire exits and how the meeting will proceed.

NEW AND RE-APPOINTED BOARD MEMBERS ARE SWORN IN:

Mark Kitrick, Esq. states for the record - Dr. Michael Brantley is sworn in as the Class I Member for a one-year term expiring December 31, 2018.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED:

Resolution #17-10 – Preliminary and Final Major Site Plan Approval – Wayside Associates, LLC, Block 2201, Lot 17 (Formerly known as Block 1006, Lots 14.01 & 16) – 740 Wayside Road (**Revised to correct Block number**)

Resolution #18-05 – Preliminary and Final Major Site Plan Denial – DeVimy Equities, LLC (Family Dollar) – Block 808, Lots 5, 6, 7, & 8 – Route 35, Monroe Ave, and W. Bangs Ave (Route 35 & W. Bangs Avenue Redevelopment Area).

DISCUSSIONS:

PB15/07 – JERSEY SHORE UNIVERSITY MEDICAL CENTER – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – As a condition of Resolution #17-20 memorialized by the Board on November 8, 2017, the Applicant was required to return to the Planning Board this date to provide an update on the project implementation and permit receipt and construction schedule.

Sharon Davis is recused at 7:21 PM and Bishop Brown takes over the meeting as Chair.

Peter S. Falvo, Esq. on behalf of the applicant.

Chris Cirrotti – Working through the final hurdle as far as the project's permitting. Pertaining to occupancy – some work has been completed and some of the roadway work. The intersection of Davis Ave & Washington Ave – the roundabout has been constructed, there are some minor punch list items associated with that as well as the restriping at the intersection of Washington and Neptune Boulevard but essentially completed. In terms of the NJDOT permitting, since last here received comments in November following receipt of those comments from NJDOT we were able to get a meeting with NJDOT to go through the comments and try to expedite. Plans have been resubmitted to them about a week after that meeting and last week we received another review letter with some minor comments that we are in the process of addressing this week. Expect to resubmit to NJDOT the end of this week. We are hopeful the review process is getting shorter, the review

letters are becoming shorter, and we should be at the finish line and hoping to receive the permit within the next month or so.

Dr. Brantley questions the bump out island at Washington & Neptune Boulevard – has heard complaints about it and has witnessed cars coming around and not knowing it is there and hitting it with high velocity and must have done some damage. Preliminary information indicates there is some litigation with vehicle owners against the Township regarding the bump out. Mr. Cirrotti indicates they met with the Township Engineer and were advised that the Township would like the bump out on the northeast corner removed. Weather permitting, it will be eliminated and the area repaved. In the meantime, there will be markings.

Dr. Brantley questions the circle – cars are going over the pavers rather than around. It was designed that way because a lot of emergency vehicles and curbing would get in the way and create more of a problem. The downside is exactly what you described but it does not pose a safety issue. Mr. Cirrotti indicates that right now there is no traffic coming into and out of the HOPE Tower and he thinks that when you start seeing that opposing traffic, you may start to see more people utilizing the circle movement.

Ms. Kornegay questions what the issues are with NJDOT issuing the permit. Mr. Cirrotti indicates this is par for the course with this size project with NJDOT. Not a lot of things to be addressed, it just takes them months in between each review/submission to return with comments.

Dyese Davis asks what has changed in the plans based upon their comments. Mr. Cirrotti indicates in November there was some commentary about the traffic impact analysis report and part of it was they wanted some more comprehensive data and we provided that. There were some comments with regard to traffic control plans that were not provided to us in August and they were given to us in November so we needed to address those. Mostly in terms of controlling traffic during construction. Most recent comments are primarily electrical design comments they want a different vehicle presence detection, they want radar vs. video detection which will be their new standard. They also want some additional repaving of Route 33, they requested that we mill and repave the east bound lanes for 2,100 linear feet across the whole frontage of the hospital. The plan and concept remains unchanged.

Limiting factor right now is the NJDOT process. Contractors are ready to go – NJDOT requires 6 weeks notification before construction. The NJDOT requires the hospital hire their own firm to perform interim inspections and to monitor the work being performed. A discussion takes place with regard to turning movements at Wakefield. Hoping to be done by Memorial Day.

Vice President – Thanks Board for their support – beginning of February 10th or so will start occupying as discussed and offered tour of building – 95% complete – not occupied yet – goal is first week in March. Plans are to come back on April 25th with an update. A little behind on schedule due to recruiting about 3-4 weeks behind schedule. Looking at occupying the first 5 floors as discussed around April 16-23. Originally scheduled to come back to report to Board in April, but since timeline has been moved back, Board agrees to have them come back in May to report.

Requests a favor to have gala/grand opening party sometime in mid-June, we are hoping to have everything done by then, but if not, we are planning on having the party around 6-6:30 PM which should not have a huge impact on traffic. Just wanted to bring it to your attention and Board will be receiving invitations as well.

Groups of 5 some dates to visit and tour the hospital.

OPEN TO PUBLIC:

Darian Vitello – 202 Poplar Place – sworn in. Questions status of Wells Fargo lighting application? At last Planning Board meeting of November 8th, I was instructed to return on December 6th and nobody was here. When did this get approved? I was asked to come give an update with my rear yard. Mark Kitrick, Esq. indicates a resolution was adopted at the following meeting. A discussion takes place with regard to confusion of having Mr. Vitello come back to the meeting and when the resolution was memorialized. Mr. Vitello indicates Mr. Peacock lead the Board to believe he would help in resolving this issue and he has done absolutely nothing. The only person that has done anything was Mr. Lane who came over 2-3 days later to take a look at my backyard and saw from the time of the PB meeting until he came over 5-7 days later another tree had come down in the back. That is the 2nd tree to come down back there. Dyese Davis asks if his concern is with the trees or the lighting? Mr. Vitello indicates both. He doesn't want trees coming down on his house like it did his neighbor, but he is also losing the back of his property. He understands that there is a flood zone which he was unaware of, but either the bank, Mr. Fortunato, or somebody has got to do something in trying to correct that problem back there.

Mark Kitrick, Esq. reviews his notes from November 8, 2017 meeting and they indicate Mr. Peacock committed to handling the issue or directing somebody to address the resident's issue. Mr. Vitello indicates he was instructed to come back to give an update on what Mr. Peacock has done and he has done nothing. Mr. Lane indicates he has been emailing back and forth with Mr. Peacock and playing phone tag with Fortunato because they have other issues that they have been summoned for as well as another company in that plaza which is right next to your property which wasn't zoned to have a dumpster and they are working out of there. It was supposed to be offices only and they are doing a mobile company out of there. I have gotten that taken care of in the past month, dumpster is gone. Still working with Fortunato and the main contact is in Florida, so myself (Mr. Lane) and Bill Doolittle the construction official have been working to get this straightened out. As trees die off, you are going to see the water conditions worsen back there. There is another court date with Fortunato's as well. Mr. Vitello indicates he has pictures that they have not stopped doing what they were doing. Mr. Lane would like to see the pictures.

Mr. Kitrick will contact Mr. Peacock as well and follow-up.

Mr. Vitello indicates there is an old barn on the property and a homeless man is living in there.

Mark Kitrick, Esq. indicates Mr. Vitello should attend municipal court and approach the attorney who is prosecuting the case on behalf of the Township and they may want you to testify. The Board Secretary indicates if it is a zoning violation it would be prosecuted by Gene Anthony, Esq. Mr. Lane will confirm the municipal court date. Mr. Vitello indicates he has called the Mayor 3 times and has not received a call back and thanks Mr. Lane for being true to his word and following through on this. Dr. Brantley indicates you should leave a message with Township employees to get in touch with the Mayor. Mr. Vitello indicates that is what he did.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, February 22, 2017 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Robert Lane and seconded by Dyese Davis, all in favor. Meeting closed at 8:09 PM.