



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Minutes  
Wednesday, September 26, 2018 - 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

Present: Richard Ambrosio, Dr. Michael Brantley, Keith P. Cafferty, Dyese Davis, Linda Kornegay, Robert Lane, Mychal Mills (arrived 7:46 PM), Mark Kitrick, Esq. – Attorney to the Board, Jennifer Beahm PP, AICP – Board Planner, Gerald Freda, PE – Board Engineer, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: Bishop Paul Brown, Richard Culp, Sharon Davis

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

**RESOLUTIONS TO BE MEMORIALIZED:** None.

**DISCUSSION:**

**PB15/07 – Jersey Shore University Medical Center (HOPE Tower & Parking Garage) – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue.**

Peter S. Falvo, Esq. and Doug Campbell appear before the Board.

Mr. Campbell provides the Board with an update regarding the Route 33 improvements which he indicates will be significantly completed very shortly.

Will be obtaining the TCO for the properties soon.

Thanks the Board for allowing the Special Events which took place in the summer.

Began occupying the building on June 25<sup>th</sup> – started moving in floors 1-5, Floor 2 is the infusion area with 33 bays vs. the prior 11; therefore there are more people receiving treatment.

Waiting for letter of significant completion and TCO.

Traffic has been ok and the parking does not seem to be an issue.

Dr. Brantley comments he was in the coffee shop the other day and there was a guy there wiping veins on blinds on an unprotected ladder. Just feels this could be an accident waiting to happen.

Keith Cafferty – if there are plans or dates for moving new tenants into the Children buildings? It is indicated nothing yet.

Robert Lane – questions the circle and people are driving straight through. Unfortunately, all measures have been taken to encourage people to utilize the circle properly.

The Traffic lights are supposed to be operating Monday night, then striping to be completed, hopefully within the next week.

**APPLICATIONS UNDER CONSIDERATION:**

**PB18/02 – Saker ShopRites, Inc.** – Applicant is seeking to reconfigure the parking layout and circulation in front of the existing ShopRite along with minor storefront upgrades and a freestanding sign.

**Applicant was partially heard on August 22, 2018. Received request from Applicant’s Attorney, John A. Giunco, Esq. who requested this matter be adjourned to November 28, 2018 without further notice.**

**Board agrees to carry the Saker ShopRites matter to the November 28<sup>th</sup> meeting with no further notice.**

**PB18/05 – BSD Homes, LLC (7-Eleven)** – Block 907, Lot 13 – 311 State Highway 35 (corner of Highway 35 & West Lake Avenue) – Applicant is seeking to demolish the existing structure onsite and construct a new 2,800 s.f. 7-Eleven convenience store with associated improvements including parking, driveways, grading, landscaping, lighting, and other associated site improvements.

Applicant is being represented by Dante Alfieri, Esq.

The property currently contains a vacant auto repair center and garage. The Applicant is proposing to build a 7-Eleven.

Joshua Sewald, PE – Dynamic Engineering – sworn in along with Jennifer Beahm and Gerald Freda. Mr. Sewald is qualified and accepted by the Board as an expert in Engineering & Planning.

Exhibit A-1 – Aerial Exhibit dated 9/25/18 – Google Image to indicate the surrounding area. It is testified that they are intending to keep the trees in the rear.

Exhibit A-2 – Color Rendering of Site Plan dated 9/26/18.

The proposed building complies with the setbacks for the B-1 Zone.

There will be a restricted left out of the site onto Route 35; therefore, the Route 35 entrance/exit will be right in and right out. The driveway on West Lake Avenue will be a full movement driveway.

There are 113 plantings in total being proposed.

This is proposed to be a 24-hour/7-day a week operation with 3 employees. Trash will be collected overnight 1-2 times per week.

There is an expected delivery of 2 box trucks per day to be unloaded in the loading area or a parking space. There is a tractor trailer delivery expected 1-2 times per week which will be there approximately 30-45 minutes and will stage in the access aisle during off peak hours.

Applicant will make a condition of approval to not park tractor trailers on Route 35.

Dr. Brantley comments on the parking in the front yard area.

Joshua Sewald points out that there are residences in the rear and there will be a 20 foot buffer; therefore, feels parking more appropriate in the front.

Mr. Cafferty requests an additional Shade Tree? Mr. Sewald requests a waiver from provide due to sight distance and safety. Mr. Cafferty requests that 1 more Shade Tree be provided to shield the trash area. Mr. Sewald indicates they will consider an ornamental tree.

Traffic circulation is discussed. There will be a sign to indicate trucks cannot make a right onto West Lake Avenue to direct them to Route 35.

Exhibit A-3 – Proposed Color Elevations dated 7/18/18 – GKA Architects

Jerry Freda requests the existing trees be removed and replaced to provide a 4-season screen – Mr. Sewald agrees. Jerry also requests the existing fence be removed and replaced with a conforming fence - agreed.

**Mychal Mills arrives at 7:46 PM**

Design waivers are discussed with regard to façade and window requirements.

Dyese Davis asks if there will be advertisements in the windows – It is indicated there will be no advertising in the windows.

Joshua Sewald reviews the Professionals reports beginning with the Avakian Review Letter dated September 24, 2018 Page #3.

The Board requests concrete bollards at least 3-4 at the heads of the spaces in front of the glass areas of the store front.

It is indicated the Applicant would like to utilize the existing utility services and will TV the line to inspect prior to connection.

It is indicated after demolition of existing structures it will take approximately 90-120 days to build the new 7-Eleven building.

Jerry Freda – questions roof drains and if they can be tied into the manhole on the southwest side? Mr. Sewald indicates they will do that.

Meeting is open to the public for questions and/or comments – None.

**Based upon the application submitted to the Board and the testimony provided, a motion to approve the application with the changes as discussed was offered by Dyese Davis, moved and seconded by Dr. Michael Brantley.**

**Those who voted YES:** Richard Ambrosio, John Bonney, Dr. Michael Brantley, Dyese Davis, Robert Lane, Keith Cafferty, and Linda Kornegay

**Those who ABSTAINED:** None.

**Those ABSENT:** Bishop Paul Brown, Richard Culp, Mychal Mills (arrived 7:46 PM), Sharon Davis.

**Those who voted NO:** None.

**ADJOURNMENT:**

Next scheduled meeting will be our Regular Meeting on Wednesday, October 24, 2018 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Robert Lane and seconded by John Bonney, all in favor. Meeting closed at 8:24 PM.

Minutes submitted by Kristie Armour, Administrative Officer to the Planning Board.