



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday January 23, 2019 - 7:08 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

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

Absent: John Bonney, Lisa Boyd, Richard Culp

OPENING: Meeting called to order, the public is advised of the fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED:

Resolution #19-05 – Amended Preliminary and Final Major Site Plan Approval – Jersey Shore University Medical Center (HMH Hospitals) - Block 1201, Lots 1 & 5 – 1945 & 1919 Corlies Avenue – Modular Cath Lab and Sign Modifications.

APPLICATIONS UNDER CONSIDERATION THIS EVENING:

PB18/02 – SAKER SHOPRITES, INC. – Block 802, Lot 1 – 2200-2250 Route 66 – 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. **Application was partially heard on August 22, 2018.**

Applicant is represented by John A. Giunco, Esq.

Patrick Lynam remains under oath

Maurice Rached – Maser Consulting – Traffic Expert sworn in.

It is indicated the sign setback variance has been eliminated and there will be landscaping installed at the base of the sign.

Patrick Lynam describes additional changes made to the plans. The following Exhibits were marked into evidence:

- Exhibit A-4 – Color Rendering of Landscape Plan
- Exhibit A-5 – Circulation & Safety Exhibit A
- Exhibit A-6 – Circulation & Safety Exhibit B
- Exhibit A-7 – Circulation & Emergency Circulation

Mr. Lynam discusses variances and waivers which have now been eliminated.

Peter Avakian discusses the responses from Mr. Lynam and how the review comments have been addressed in some fashion. It is a difficult site and they did what they could with what is there.

Jennifer Beahm questions the light poles. John Giunco indicates they are leaving the existing lights in place. It is questioned how many lights are needed to bring into compliance? It is indicated they do not know as it would be too expensive and they want to continue as is with a variance for the height of the existing poles.

Mark Kitrick, Esq. questions how many light poles are in the repaved section? Patrick Lynam indicates 19 light poles in the Saker section alone.

Jennifer Beahm indicates 3 waivers are needed for lighting as the existing poles exceed the permitted height as well as illumination, but they are existing.

Richard Ambrosio questions when the site was built. It is indicated in the 1980's

Bishop Brown – upset that the Board asked for information and you decided not to provide it. He reiterates the discussion with pavement and ShopRite only willing to do their portion in front of their store.

Peter Avakian questions whether or not there has been a meeting with the property owner. It is indicated ShopRite has sent a letter to the property owner.

It is asked by the Board that Kristie notify Code Enforcement with regard to property maintenance of the shopping center.

Maurice Rached – Traffic Expert – accepted – summarizes the main ideas behind improvements and indicates choices are now offered to drivers with traffic patterns. Traffic control is discussed as there have been improvements in safety. The Township is responsible for the traffic light & timing of same. Will coordinate with the Township Engineer. Pedestrian Safety has been improved which will be improved on the overall site. Placement of a Hidden Driveway sign is discussed with it is indicated the applicant's professionals will coordinate with the Township.

Based upon the application submitted and the testimony provided, a motion to approve the application with conditions as discussed is offered by Dr. Brantley, moved and seconded by Keith Cafferty.

Those who voted YES: Dr. Michael Brantley, Bishop Paul Brown, Dyese Davis, Robert Lane, Keith Cafferty, Linda Kornegay, and Sharon Davis.

Those who ABSTAINED: None.

Those ABSENT: John Bonney, Richard Culp, and Lisa Boyd

Those who voted NO: Richard Ambrosio.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, February 27, 2019 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dyese Davis and seconded by Dr. Brantley, all in favor. Meeting closed at 8:35 PM.