



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday May 22, 2019 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Lisa Boyd, Dr. Michael Brantley, Bishop Paul Brown, Richard Culp, Dyese Davis, Linda Kornegay, Robert Lane, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Lou Lobosco, PE - Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Dickert – Board Secretary.

Absent: Keith P. Cafferty

OPENING: Meeting called to order by Chair Davis at 7:00 PM. Chair Davis advised the public of the fire exits and how the meeting will proceed.

RESOLUTIONS MEMORIALIZED: None.

APPLICATIONS UNDER CONSIDERATION:

PB18/06 – Wasatch Storage Partners – Block 816, Lot 5.02 – 635 Neptune Boulevard – Applicant is seeking Preliminary and Final Major Site Plan approval for a proposed self-storage facility.

Applicant is represented by Jennifer S. Krimko, Esq.

All witnesses sworn in along with Board Professionals.

Exhibits A-1 through A-15 marked.

Exhibit A-10 is described by David Boesch of Nelson Engineering. This is a proposed permitted conditional use in the zone. Parking requirements are discussed. There will be a 10 foot wide loading area which requires a variance. The professionals met with the fire official to discuss the configuration and Mr. Rowell the Fire Official had no objections.

Lighting is discussed along Neptune Boulevard and within the site. There is a minor glitch in the variance. The minimum is 0.5 footcandles and the average is 2.0 footcandles. Currently the design is at 2.07 footcandles and you can't get much closer than that. The ratio is the difference between the 2 and there are no major dark spots. It is asked if there is any developed area unsafe? Mr. Boesch indicates this is the safest condition he has seen and light is not spilling on adjacent properties.

Plantings are discussed with regard to foundation plantings.

Freshwater Wetlands LOI is discussed. It is indicated it is not a permit just verification of a designated line.

The western driveway is discussed as well as making it one-way.

Black chain-link fence is discussed with evergreen screen trees.

The basin retaining wall is discussed.

It is indicated the project can comply with all drainage comments. The property has two (2) stored areas of stormwater and they are not changing the patterns in any way.

THE BOARD TAKES A 4 MINUTE BREAK AND RETURNS AT 8:22 PM – ALL MEMBERS STILL PRESENT.

Robert Lane questions whether the Applicant will be taking on full maintenance of the basin? It is agreed to maintain the basin and will comply.

Richard Ambrosio questions the receiving area. The drainage areas are discussed as well as their capacity.

OPEN TO PUBLIC – SEEING NONE – PUBLIC PORTION CLOSED.

Dawn Defreitis – qualified LSRP – provides background and is accepted by the Board. Ms. Defreitis describes Exhibit A-14 and discusses the results and future testing requirements. A deed notice will be filed with the property identifying the cap and inspection requirements.

Removing soil and lowering the site is discussed as well as level of contamination being unknown at this time.

THE BOARD TAKES A BREAK AT 9:39 PM AND RETURNS AT 9:45 PM – ALL MEMBERS STILL PRESENT.

Ms. Krimko indicates her client likes the option of bifurcating the application to seek Preliminary approval only. If the Board were to grant Preliminary approval, they would then move forward with the additional testing and come back for Final approval if and when feasible.

OPEN TO PUBLIC:

Winifred Johnson of 1803 Millbrook – indicates her concerns with Holly Brook which runs behind her house

AT THIS TIME IT IS AGREED TO BY THE BOARD AND THE APPLICANT TO CARRY THIS APPLICATION TO THE JUNE 26, 2019 MEETING WITHOUT FURTHER NOTICE IN ORDER FOR THE APPLICANT TO PROVIDE REVISED PLANS FOR FURTHER REVIEW.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, June 26, 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. Michael Brantley, all in favor. Meeting closed at 9:56 PM.