



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday June 26, 2019 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Lisa Boyd, Dr. Michael Brantley, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME - Board Engineer, Christine Bell, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Pamela Valentine for Kristie Dickert – Board Secretary.

Absent: John Bonney and Robert Lane

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.

CAPITAL PRESENTATION:

Leanne Hoffmann, Township Engineer, provides presentation on proposed parking lot improvements. Ms. Hoffmann provides her certifications as well as her background and knowledge of Neptune Township. She provided the Board with a Conceptual Handout for the proposed North end Parking Area (some people refer to it as the fishhook). The Township owns the rights of way in Ocean Grove (street from curb to curb); however, this area is also under the jurisdiction of Neptune Township. This area has been problematic and nothing about the area as it currently exists is “standard”. The Township is here tonight in accordance with MLUL to inform the Planning Board the Township is taking on this Capital Improvement to improve this parking lot. There is no final design or timeframe at this point. Possibly 12-18 months depending on funding etc. The Goal and Concept Plan are reviewed and described. There will be grading, possibly a rain garden area, and repaving/restriping of the new pavement in order to bring the lot up to current standards.

Bishop Brown questions who is paying for these improvements. Leanne indicates the Township owns it but that is not to say it could not receive funding or enter into any sort of agreement with entities in that area in the future to get the work done, so she cannot speak to the financial aspects as she truthfully does not know as she is the engineer.

Dr. Brantley questions the existing use of the lot. Leanne indicates it is not being utilized properly right now as it is just pavement, concrete, and faded lines.

Peter Avakian indicates there is potential for a Redevelopment Plan in the future for the North end.

Discussion takes place regarding current and proposed circulation of the lot. Chair Davis thanks Ms. Hoffmann for her time and presentation.

APPLICATIONS UNDER CONSIDERATION:

PB19/06 – WCS Group, LLC – Block 3902, Lots 2 & 3 – 600 Essex Road – The Applicant is seeking Preliminary and Final Major Site Plan approval to construct a Fast Food Restaurant and Retail Building with associated improvements. Applicant is represented by Kenneth L. Pape, Esq. **LETTER RECEIVED FROM MR. PAPE REQUESTING THIS APPLICATION BE CARRIED TO JULY 24, 2019 WITHOUT THE NEED FOR FURTHER NOTICE TO ALLOW THE APPLICANT AN OPPORTUNITY TO MEET FOR A TECHNICAL REVIEW WITH THE BOARD’S PROFESSIONALS PRIOR TO HEARING******

PB18/06 – Wasatch Storage Partners – Block 816, Lot 5.02 – 635 Neptune Boulevard – Applicant has amended their application as per the last hearing of May 22, 2019 and is now seeking Preliminary Site Plan approval only at this time for a proposed self-storage facility.

Jennifer S. Krimko, Esq. on behalf of the Applicant.

Ms. Krimko prefaces the Board regarding the last meeting and clean-up of the site and how her client decided to seek Preliminary approval only at this time; therefore, she amended the application per letter.

If the Board were to grant Preliminary approval it will allow the expenditure to get details on clean-up and then come back for Final approval if possible.

It is indicated the Board was not happy with the slope into and out of the site and it was not acceptable. The Applicant has revised the entrance/exit per the Board's request and has now eliminated that variance with the revised plans being presented tonight.

Mark Kitrick, Esq. announces receipt of letter amending application as well as Board Member Cafferty's certification being signed since he was absent from the last hearing; therefore, he is now up-to-date and is an eligible voting member.

Exhibits Marked:

A-16 Jennifer Krimko's Letter dated June 10, 2019

A-17 Preliminary and Final Site Plans revised through May 30, 2019 (15 sheets)

A-18 Architectural Plans dated June 3, 2019 (2 sheets)

A-19 Drainage System Design Report revised June 5, 2019

A-20 Slope Study prepared by Nelson Engineering revised May 30, 2019

A-21 Color Rendered Landscape and Tree Removal Plan revised May 30, 2019

Peter Avakian, PE, PP, CME and Christine Bell, PP, AICP – sworn in as they were not present at the last hearing, all other witnesses remain under oath.

David Boesch, LLA – walks the Board through the changes that were made to the plans since the last hearing. The entrance has been shifted allowing the slope to be adjusted which now conforms to the Ordinance and the variance is no longer needed for the slope of the driveway. There were some landscaping revisions and a calculation was arrived at with regard to foundation plantings and plantings that are required have been provided elsewhere. Front yard setback variance was eliminated and variance eliminated with regard to safety fencing. The variances requested for the retaining walls have also either been reduced and/or eliminated. The retaining wall will not be visible from the street. Waivers have been eliminated with regard to landscaping and screening of the parking lot, landscaping size requirements, landscaping around the basin, and the size of the street trees. This design eliminated potential variance for mounting height of lighting poles. The variance for landscaping around the freestanding sign has been eliminated. Eliminated the waiver as it relates to the buffering/screening around the refuse container. With regard to the Avakian letter a recycling plan review the requested notes have been added to the plan.

There was a recommendation for some changes to the drainage as proposed such as redesigning the drainage swale. Mr. Boesch indicates they will comply with any grading and/or drainage requirements.

Bishop Brown – How did you eliminate the waiver for the trees around the wetland area? There is a row of evergreen trees along the parking area; therefore the waiver is no longer needed.

Peter Avakian clarifies the elimination of variances and waivers. They have changed the plan to provide the necessary/required improvements to comply. This is a positive. It was not being proposed before which is why they were requesting waivers/variances, but with the revisions to the plans those waivers/variances are no longer needed.

Bishop Brown requests clarification on how the slope requirement has now been met. The changes that were made to eliminate the slope variance is explained by Mr. Boesch.

A discussion takes place with regard to the amount of median being eliminated to accommodate driveway.

Peter Avakian feels what is being proposed now appears to be a safer alternative with regard to the entrance/exit to the site.

The new proposal allows people leaving the site to turn left or right without having to go down around the circle on Neptune Boulevard if they wish to head back toward Route 66.

The sight triangle at the entrance is discussed as well as the safety of pulling out of the site with where the street trees are proposed to be located.

A discussion takes place amongst the Board and the Professionals with regard to the changes being proposed as well as the contamination of the site and stormwater management.

Public portion open/closed – no public appeared.

Stanley Lance Heal, Architect – Mr. Heal explains what changes were made to the building from the last proposal. Mr. Heal also discusses the signs being proposed on the building and onsite. The color of the doors are discussed and their visibility from the street. The mounting height of the signs is discussed.

Public portion open/closed – no public appeared.

Jason Fichter, PE, PP – Professional Planner/Engineer – provides testimony with regard to the proposed development as well as justification of the variances and waivers being requested.

****THE BOARD TAKES A BRIEF RECESS AND RETURNS ALL MEMBERS STILL PRESENT****

Mr. Fichter reviews the signs with regard to their location and size and are discussed in detail.

Mr. Fichter discusses the relief associated with the steep slope areas as well as the drainage of the site.

Mr. Fichter also provides the positive and negative criteria associated with the granting of the variances requested. Mr. Fichter does not believe the development of this site will cause a substantial detriment to the public good and he does not believe it would substantially impact the intent and purpose of the Zone Plan. He believes the benefits of this application substantially outweigh the detriments giving the Board the ability to approve this application with confidence.

Christine Bell, PP, AICP – does not object to the planning testimony provided.

A discussion takes place with regard to the need for another storage facility as there is an Extra Space Storage located on Route 66 in Neptune. Ms. Krimko indicates she is seeing more and more applications for national storage facilities.

No public appears.

Jennifer S. Krimko, Esq. provides a summation and indicates she feels the relief requested is minimal and requests the Board find in favor of the application.

Peter Avakian requests that as a condition of approval the applicant have the plan for the median removal reviewed and approved by the Township Engineer.

Based upon the application submitted and the testimony provided, a motion to approve the application for Preliminary Site Plan only at this time in order for the applicant to investigate Environmental concerns as well as the conditions agreed to at this hearing, is offered by Dr. Michael Brantley, moved and seconded by Keith Cafferty.

Those who voted YES: Richard Ambrosio, Dr. Michael Brantley w/comment, Bishop Brown, Keith Cafferty w/comment, Richard Culp, Dyese Davis, Linda Kornegay, Lisa Boyd, Sharon Davis

Those who ABSTAINED: None.

Those ABSENT: John Bonney and Robert Lane

Those who voted NO: None.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, July 24, 2019 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Sharon Davis and seconded by Dr. Michael Brantley, all in favor. Meeting closed at 8:40 PM.