



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday July 24, 2019 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Lisa Boyd, Dr. Michael Brantley, Bishop Paul Brown, Keith P. Cafferty, Richard Culp (arrived 7:02 PM), Dyese Davis (arrived 7:05 PM), Linda Kornegay, Robert Lane, Sharon Davis, 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: None.

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:

1. **Resolution No. 19-09 – Preliminary Site Plan Approval – Wasatch Storage Partners – Block 816, Lot 5.02 – 635 Neptune Boulevard.**

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. **RECEIVED RQUEST FROM MR. PAPE THAT THIS APPLICATION BE CARRIED TO AUGUST 28, 2019 WITHOUT THE NEED FOR FURTHER NOTICE******

PB19/09 – Herbert & Alice Dale Watt – Block 4917, Lot 1 – 308 Carton Avenue – The Applicant is seeking a Minor Subdivision of this lot to create two (2) residential buildings lots. Applicant is represented by Jeffrey P. Beekman, Esq.

Herbert Watt – of 19 Schoolhouse Road – sworn in along with Board Professionals.

Mr. Beekman enters the following exhibits:

Exhibits Marked:

- A-1 Letter from Christopher Bedrosian dated July 16, 2019 assigning Block and Lot numbers
- A-2 Aerial Exhibit with Photos of Property in Question – 308 Carton Avenue

Mr. Watt indicates he and his wife are the owners of the property which contains an existing house.

Would like to subdivide 7,500 s.f. off of the existing lot to create a new buildable lot. There is 1 variance being requested for side yard setback from the existing dwelling. Requesting a setback of 9.15 feet where 10 feet is required. There are no other variances associated with this application. There is no proposal for building on the new lot at this time.

The Leon S. Avakian review letter is discussed as it is indicated the stone between the new lots 1.01 and 1.02 will be removed. The Subdivision Plan shows a driveway and shed where the new lot is proposed. They have both been removed and/or relocated. The single family home proposed on the new lot will comply with current Ordinances.

It is indicated that the setback of the existing home created by the new lot is off by approximately 10 inches.

Mr. Beekman indicates, if approved, they plan on filing the subdivision by deed.

Jennifer Beahm indicates this is not an undersized lot being created and the relief being requested is de minimus and therefore she takes no exception to the Board granting the relief necessary.

Peter Avakian indicates there were 3 items contained in his report, utilities shall be underground which should be a conditional of approval. There appears to be existing street trees and lighting along the frontage so it is not necessary.

Based upon the application submitted and the testimony provided, a motion to approve the application for Minor Subdivision with Bulk Variance, is offered by Keith P. Cafferty, moved and seconded by Dyese Davis.

Those who voted YES: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Bishop Brown, Keith Cafferty, Richard Culp, Dyese Davis, Robert Lane, and Sharon Davis

Those who ABSTAINED: None.

Those ABSENT: None.

Those who voted NO: None.

PB19/08 – Marco & Anna Navarrete – Block 4501, Lot 22 – 724 Old Corlies Avenue – The Applicant is seeking a Minor Subdivision of this lot to create two (2) residential building lots. Applicant is represented by Jeffrey P. Beekman, Esq.

Anna Navarrete – 724 Old Corlies Avenue – sworn in along with Board Professionals.

Mr. Beekman enters the following exhibits:

Exhibits Marked:

- A-1 Historical Photo of House
- A-2 Aerial Exhibit of Area
- A-3 2 photos – Showing Utilities in Current Home
- A-4 Shows where sewer line comes in.
- A-5 3 photos – Shows lights surrounding the existing house.
- A-6 Photo exhibiting 4 foot open conforming fence.
- A-7 Letter from Assessor's Office assigning proposed Block/Lot numbers

Mrs. Navarrete indicates she and her husband own/operate the home. The existing lot is 32,000 +/- s.f. Currently there are 2 curb cuts and they plan to maintain substantially required lot sizes. There are a few variances being requested. Proposed Lot 22.02 – lot width and Proposed Lot 22.01 – lot width.

The existing house is proposed to stay with the existing conditions. Applicant is willing to flip the proposed building envelope if required on Lot 22.01.

The Applicant agrees to remove the masonry building, pool, and structures in the shaded area including the block wall and shed. Applicant will comply with Monmouth County Planning Board requirements.

It is indicated there is a 6 foot fence which drops to a 4 foot, 50% open fence. As indicated in the photo, husband standing next to fence is only 5' 6"; therefore, the front fence complies with ordinance requirements.

Exhibit A-3 – Lighting Areas – westerly corner will be removed; however, proposing to keep the lighting in the rear. There are 5 lights on the easterly side of the home, one on the corner high point proposed to remain – doesn't believe light will spill into new lot and will comply.

Lighting and fire hydrants are discussed.

Jennifer Beahm indicates the plan needs to be updated to show all of these items for utilities, etc. and there will be a sewer easement to service the new lot.

Exhibits are further discussed in detail.

The proposed uses being proposed are 2 single family homes – the existing home is a multigenerational home which is permitted.

It is asked whether there are separate entrances on the existing home?

Jennifer Beahm is concerned with a multi-family and requests it be eliminated.

****AT 7:51 PM THE BOARD TAKES A BRIEF RECESS AND RETURNS – ALL MEMBERS STILL PRESENT****

1. Remove Exterior Stairs & Door to ensure not a multifamily – Applicant indicates they will comply and this eliminates the need for a variance.

It is discussed that 2 kitchens within a single family home are permitted.

It is indicated there are 2 variances being requested for lot width which the Board Professionals take no exception to as well as the 1 existing variance on Old Corlies.

OPEN TO THE PUBLIC:

Victoria Palmer – 4 Sherry Lane – sworn in - questions if stairs are taken down she does not have a problem with the proposal – she worries eventually a multi-family or 2-unit rental. She indicates concerns with the masonry building seen front Sherry Lane – some of the arborvitae screen have died and would like to see the garbage in that area cleaned up.

Based upon the application submitted and the testimony provided, a motion to approve the application for Minor Subdivision with Bulk Variances with the conditions discussed and agreed to, is offered by Keith P. Cafferty, moved and seconded by Dr. Michael Brantley

Those who voted YES: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Bishop Brown, Keith Cafferty, Richard Culp, Dyese Davis, Robert Lane, and Sharon Davis

Those who ABSTAINED: None.

Those ABSENT: None.

Those who voted NO: None.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, August 28, 2019 at 7:00 PM.

Dr. Brantley asks Jennifer Beahm if she is aware of the current B&B situation? Jennifer indicates yes and a brief discussion takes place.

With no further business before the Board a motion to adjourn was offered by Dr. Michael Brantley and seconded by Dyese Davis, all in favor. Meeting closed at 8:19 PM.