



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Minutes**

**Wednesday August 28, 2019 - 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

**Present:** Richard Ambrosio, Lisa Boyd, Dr. Michael Brantley, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Linda Kornegay, Robert Lane, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME - Board Engineer, Christine Bell, PP, AICP – Board Planner (arrived 7:16 PM), Frank Miskovich, PE, CME – Board Traffic Consultant, Robin DeCorso of Torro Reporting, LLC, and Kristie Dickert - Board Secretary.

**Absent:** John Bonney and Dyese Davis

**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. 19-10 – Minor Subdivision Approval – Herbert & Alice Dale Watt** – Block 4917, Lot 1 – 308 Carton Avenue
2. **Resolution No. 19-11 – Minor Subdivision Approval – Marco & Anna Navarrete** – Block 4501, Lot 22 – 724 Old Corlies Avenue

**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.

Mr. Pape confirms that the Board had accepted jurisdiction and carried to this meeting with no further notice. Mr. Pape describes the current site and the applicant's proposal. Currently there are no proposed tenants. They are anticipating this location will promote retail use. The applicant and his professionals have met with the Board professionals several times and they have taken their comments under consideration.

Mr. Pape describes his witnesses for tonight. All witnesses, along with Peter Avakian and Frank Miskovich are sworn in.

1<sup>st</sup> witness – Joshua Sewald, PE of Dynamic Engineering – qualified and accepted as professional engineer.

Exhibit A-1 Color Aerial Exhibit dated August 28, 2019

Exhibit A-2 Site Plan Color Rendering dated August 28, 2019

Exhibit A-3 Aerial Overlay Exhibit August 28, 2019

There is a total of 2.37 acres with 800 lineal feet of front on Essex & Jumping Brook Road. The existing building is 11,000 s.f. and change and is currently vacant. There are no improvements on the site such as lighting and drainage.

Grading is discussed for the repurpose of the building as no change in elevations around the property and no retaining walls.

Christine Bell arrives at 7:16 PM and is sworn in.

The current landscaping is not appealing. The landscaping being proposed is discussed. The intention is to meet and provide what is required by the Board Professionals and supplement if necessary.

Lighting is discussed. There are 9 required lamp posts that are required and will be provided along the frontage. There are LED fixtures being proposed.

Parking and circulation of the site are discussed and the changes being made are described.

The driveway will be aligned with the Walmart driveway. There will be a realignment of Essex and Jumping Brook to make it closer to a 90-degree angle.

Signage is discussed and there are 3 signs being proposed (2 pylon signs [1 @ each driveway] – 1 existing legacy sign which is going to be shifted back.

The waivers being requested are outlined and discussed.

Andy Barios, AIA arrives and is sworn in.

Item G of the Leon S. Avakian, Inc. report is reviewed.

Buffers are discussed with Mr. Sewald and the Board Members. The NJDOT concept is discussed.

Open to public – seeing none – closed.

Andy Barios, AIA – qualified and accepted.

Exhibit A-4 – Display of Existing Building dated August 28, 2019

It is described the existing building is masonry with a flat roof.

Exhibit A-5 – Proposed color rendering of the façade with addition.

Exhibit A-6 – Proposed Elevations

Exhibit A-7 – Freestanding Pylon Sign

Exhibit A-8 – Monument Sign

The monument sign is existing and it is proposed to be restored and upgraded.

Areas indicated for tenant signs are compliant with the Ordinance per Mr. Barios. The building is designed to accommodate 5-6 tenants; however, the owner is hoping to have 1.

Open to public – seeing none – closed.

**\*\*AT 8:32 PM – THE BOARD TAKES A 5 MINUTE HEALTH BREAK AND RETURNS AT 8:38 PM. ROLL CALL TAKEN ALL MEMBERS STILL PRESENT\*\***

Mr. Sewald is recalled to answer a few questions. Ms. Kornegay asks where the ordering board will be for the drive-thru. It is indicated it will be located in the rear of the building.

Gary Dean – Traffic Engineer – qualified/accepted by the Board. Mr. Dean indicates the study was originally done in February 2019; however at the request of Mr. Miskovich, the counts were updated during summer months, morning hours, etc. The evening peak is still the heaviest with a little higher counts during the summer months.

Mr. Dean refers to Exhibit A-2 to discuss circulation issues. The donation of property and realignment of Essex Road to make it closer to a 90-degree angle which increases safety. He also concurs with the widening of the road along the driveway area of Jumping Brook Road to allow for maneuverability. The Applicant complies and exceeds the parking requirement contained in the current ordinance. Peter Avakian indicates a variance is not required for having additional parking.

Mr. Miskovich discusses the road improvements and realignment of Essex Road and indicates the plan is now acceptable. He also discusses his recommendation of widening Jumping Brook Road in front of the driveway which has been accepted by the Applicant and his professionals.

Open to Public – Closed – None appeared.

Dan McSweeney, PP, AICP – qualified and accepted by the Board. Mr. McSweeney provides testimony with regard to c. variances. This is an existing building which has been vacant for approximately 2.5 years. The pre-existing, non-conforming conditions of the site are discussed. Surrounding uses are discussed. He indicates this proposal is an adaptive repurpose/reuse of this building and therefore eliminating the pre-existing non-conforming use. c. variances are required for area, depth, width, setback to Essex, minimum area, minimum diameter of a circle. These are pre-existing conditions which cannot be addressed as there is an inability of acquiring adjoining lots as they have already been developed. The required testimony is provided to support granting hardship variances due to the lot's irregular shape, existing conditions and Mr. McSweeney feels the benefits of this proposed development outweigh any detriments.

Open to Public – Closed – None appeared.

Meeting is Open to Comments from the Public:

Dave Shropshire of 277 Whitehorse Pike, Atco, NJ – sworn in. Indicates he represents the adjoining property owner focusing on traffic and has several concerns. The adjoining property is 3601 Route 66 which is the former APP site. He discusses the Essex driveway and intersections, etc. He indicates the angled building alone presents a difficulty in the location of the Essex driveway and feels it should not be moved closer to the intersection.

Seeing no further members from the public – the public portion is closed.

**Based upon the application submitted and the testimony provided, a motion to approve the application for Preliminary and Final Major Site Plan with Bulk Variances with the conditions discussed and agreed to, is offered by Keith P. Cafferty, moved and seconded by Richard Ambrosio.**

**Those who voted YES:** Linda Kornegay, Richard Ambrosio, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Robert Lane, and Sharon Davis

**Those who ABSTAINED:** Dr. Michael Brantley and Lisa Boyd.

**Those ABSENT:** John Bonney and Dyese Davis.

**Those who voted NO:** None.

### **ADJOURNMENT:**

Next scheduled meeting will be our Regular Meeting on Wednesday, September 25, 2019 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Keith P. Cafferty and seconded by Dr. Michael Brantley, all in favor. Meeting closed at 9:27 PM.