



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Minutes  
Wednesday December 11, 2019 - 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

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

Absent: Jennifer Beahm, PP, AICP – Board Planner

**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.

**CORRESPONDENCE:** The Board reviewed the proposed meeting dates for 2020 which will be adopted at the reorganization meeting in January.

**RESOLUTIONS MEMORIALIZED:** None.

**APPLICATIONS UNDER CONSIDERATION:**

**PB19/05 – OG North End Development, LLC** – Block 101, Lots 3, 4, and part of Lots 2 & 5 – 17 Spray Avenue, Boardwalk North End, Lake Avenue Walkway, and End of Beach Avenue – The Applicant is seeking Preliminary and Final Major Site Plan approval in accordance with the Township's Redevelopment Plan Ocean Grove North End adopted by the Neptune Township Committee on March 24, 2008. **This application was partially heard on November 13, 2019.**

Applicant is represented by Jennifer S. Krimko, Esq. Ms. Krimko provides a summation of the prior meeting.

Michelle Briehof, PE of Maser Consulting – sworn in - qualified/accepted as Traffic Expert.

Exhibit A-22 – Traffic Impact Study prepared by Maser Consulting, PA dated 10.28.19 revised through 11.11.19

Michelle Briehof, PE discusses the Traffic Impact Study including the areas studied and data collected. According to the counts taken in the summer this project is proposed to add approximately 1 trip per minute. The peak traffic will be in the summer months and will be most intense and will be less in the winter months.

It is indicated that there is an anticipated route during construction and they will have to comply with local ordinances. It is anticipated construction vehicles will enter from Main, turn north on Ocean and travel to the site. There is no anticipation of vehicles utilizing other side streets.

Peter questions whether the project will be “phased” – Jennifer Krimko, Esq. indicates that per Jason Fichter's testimony the project is not proposed to be phased.

Michelle Briehof, PE indicates the required parking per RSIS for the single family residential units is 20 spaces, multi-family units 78 spaces, and the hotel requires 40 spaces for a total of 138 required spaces. This project is proposing 140 off-street parking spaces.

Spray Avenue conditions are discussed and the Applicant has agreed to not stripe the parking spaces along Spray.

The retail space is small, approximately 7,300 s.f., and it is proposed to be ancillary to the development and not a destination type retail.

The surface area parking spaces are not expected to be utilized long-term. Access is provided into the parking garage via Ocean Avenue or Beach Avenue.

Peter Avakian briefly discusses the concept plan for the proposed public parking area which currently exists at the intersection of Spray and Ocean.

Robert Lane questions the locations of fire hydrants. It is indicated there is a hydrant in front of the project and one in the back.

Jennifer Krimko, Esq. indicates the project will comply with whatever means the Fire Official requires.

Trash is proposed to be stored and collected in the garage area.

Keith Cafferty – questions the easements – Jennifer Krimko, Esq. indicates they are recorded and they are perpetual.

Richard Ambrosio – questions whether or not there has been a groundwater study performed.

Michelle Briehof indicates when they met with the fire official, they preferred to access each building from the perimeter of the site; however, an ambulance can circulate the surface area safely just as any single unit truck. The project will comply with sight triangles.

Ms. Kornegay – questions the parking spaces – it is indicated there will be 140 underground and 15 surface spaces. The underground spaces are reserved for the hotel and residents.

#### OPEN TO THE PUBLIC:

Joan Venezia – 107 Mt. Hermon – Ms. Venezia indicates the Traffic Study should address items as per the Redevelopment Plan – Questions Michelle if she can prove that a fire truck can turn onto the promenade and whether or not the boardwalk can support a fire truck?

The issue of outside agency approvals is discussed and it is indicated the project will comply with whatever those agencies feel are required and/or necessary.

Paul Kaplan – 81 Mt. Zion – questions visitor parking – Jennifer Krimko discusses the fact that RSIS only requires 2 spaces for single-family dwellings which accounts for visitors.

Anna Ingado – 7 Sea View – Questions how many hotel rooms? It is indicated 40 rooms. How many outside agency approvals are required and what is the projected date for this project. Jennifer Krimko indicates at a minimum, NJDEP, Freehold Soil Conservation District, Ocean Grove Fire, Sewer/TWA, and HPC approvals are required; therefore, the project will take much longer than 3 months to start, but less than 10 years.

Jack Bredin – 94 ½ Heck Avenue – questions whether or not fire trucks can gain access onto Lake Avenue and asks whether or not this project will add to existing traffic in Ocean Grove. It is answered yes.

Marc Kourey – 11 Sea View - questions if a parking study was done as part of the traffic study? It is indicated no it was not as there is no need for on street parking for this project so no need for a parking study.

Eileen Michaels – 15 Sea View – questions when the traffic study was done in July were they aware most people don't move their cars? Also questions whether the disability spot is being eliminated on Beach.

Kris Jensen – 90 Mt. Tabor – questions RSIS and number of bedrooms in the proposed single-family dwellings. Indicates this seems more like a traffic report than an actual analysis.

Joyce Klein – 105 Mt. Hermon – will a parking spot be provided onsite if it is being taken away?

Dr. Brantley makes a statement with regard to the redevelopment process as many of these questions were asked by the committee already.

Bishop Brown makes a statement with regard to how project is being reviewed as per the redevelopment plan.

Robert Lamont – 86 Asbury Avenue – comments regarding resort town.

PUBLIC PORTION CLOSED

PUBLIC COMMENT PORTION OPENED:

Deborah Osepchuk – 88 Heck Avenue – sworn in – comments on the Redevelopment Plan and points inconsistencies and feels this plan is not compliant with the Redevelopment Plan. Jennifer Krimko, Esq. questions the point regarding the historic grid and whether or not it is shown in the redevelopment plan and whether it states it is required?

Robert Lamont – 86 Asbury Avenue – sworn in – Thanks Dr. Brantley

Eileen Michaels – 15 Sea View – sworn in – very concerned with safety and asks the Board to please take that into consideration.

Joan Venezia – 107 Mt. Hermon – comments on emergency access and indicates it seems nobody is concerned with safety and requests transparency.

Ed Lacombe – 603 Lake Avenue, Asbury Park – sworn in – indicates he is a Commissioner of the Wesley Lake Commission; however, wishes to comment as a citizen – he is concerned that this project may exacerbate flooding in the Lake and feels the pipe is undersized.

Jack Bredin – 94 ½ Heck Avenue – sworn in – discusses the waterfront promenade and the area in need of redevelopment process and how this plan came to be.

Marc Kourey – 11 Sea View – sworn in – discusses fires that have taken place and his safety concerns.

Kathleen Demichele – 17 Atlantic – sworn in – indicates there is currently a flooding issue at the corner of Atlantic and Beach and she has concerns of this situation being exacerbated with this development.

**\*\*9:09 PM – BOARD TAKES A BRIEF RECESS AND RETURNS AT 9:19 PM – ALL MEMBERS STILL PRESENT\*\***

Paul Kaplan – 89 Mt. Zion – sworn in – would like the Board to view outside of the standards and view what is really going on.

Steven Berlin – 22 Sea View – sworn in – newer resident to the area and has concerns with parking – concerned there was no parking study performed.

James Henry - ? Sunset Avenue, Asbury Park – Also a member of the Wesley Lake Commission and here on his own behalf – indicates that any pipe that carries water into that Lake effects the quality of the Lake – has concerns with water quality.

Kris Jensen – 90 Mt. Tabor – sworn in – comments relative to historic significance.

Mr. Williams – 1 Abbott Avenue – sworn in – indicates the layout of the plan is what is bothering him with regard to its appearance as a gated community – thought the view corridor was supposed to be open space to the public and feels the plans should be changed to allow that.

PUBLIC COMMENT PORTION CLOSED 9:36 PM

Jennifer Krimko, Esq. disagrees with Mr. Jensen – Ms. Krimko provides a summation and reiterates that the Redevelopment Plan supersedes the standard ordinances.

Mark Kitrick, Esq. summarizes the duties of the Board.

**Based upon the application submitted and the testimony provided, a motion to approve and accept the application for Preliminary and Final Major Site Plan, is offered by Dr. Michael Brantley, moved and seconded by Keith Cafferty.**

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

**Those who ABSTAINED:** Richard Ambrosio

**Those ABSENT:** None.

**Those who voted NO:** None.

**PB18/06 – WASATCH STORAGE PARTNERS** – Block 816, Lot 5.02 – 635 Neptune Boulevard – The Applicant received Preliminary Site Plan approval per Resolution #19-09 which was memorialized on July 24, 2019. The Applicant is now seeking Final Site plan approval for the proposed self-storage facility.

Applicant is represented by Jennifer S. Krimko, Esq. who summarizes the application.

Exhibit A-1 – Preliminary and Final Site Plans dated April 22, 2018, last revised September 4, 2019

Exhibit A-2 – Drainage System Design Report dated July 9, 2018, last revised September 4, 2019

Exhibit A-3 – Stormwater Management Facility Maintenance Manual dated September 4, 2019

Exhibit A-4 – Remedial Investigation Report/Remedial Action Workplan dated November 15, 2019

Exhibit A-5 – Color Rendering of Landscape and Tree Removal Plan dated April 22, 2018, last revised September 4, 2019

Dawn DeFreitas, LSRP – Environmental Scientist of Brinkerhoff Environmental Services, Inc. – Ms. DeFreitas summarizes the report and describes the method proposed for clean-up/remediation.

The process needed for clean-up and the reporting process is also described.

There were 13 soil borings down to 20 feet below the surface as required – there were several compounds noted. Due to the arsenic and lead found there will have to be a deed notice filed as the site must remain as a non-residential use. The asbestos that was observed is proposed to be excavated and removed from the site.

Peter Avakian summarizes and indicates the applicant is compliance with any remediation concerns noted.

Dyese Davis questions the Avakian letter indicated there are 3 variances needed for signs? It is indicated they were approved during Preliminary Site Plan review.

PUBLIC PORTION OPEN/CLOSED: Nobody from the public appeared.

PUBLIC COMMENT PORTION OPENED:

Reverend Lester Washington – 500 Neptune Boulevard – sworn in – indicates it will be nice to get a neighbor but has several concerns regarding storm drainage in the area. The area needs to be addressed and requests

the Applicant be sure to address any drainage issues. Dr. Brantley indicates to Rev. Washington that he should speak to Vito Gadaleta regarding the current issue at his property.

**Based upon the application submitted and the testimony provided, a motion to approve and accept the application for Final Major Site Plan, is offered by Richard Ambrosio, moved and seconded by Bishop Brown.**

**Those who voted YES:** Richard Ambrosio w/comment, John Bonney, Dr. 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 Reorganization Meeting immediately followed by our Regular Meeting on Wednesday, January 22, 2020 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dyese Davis and seconded by Robert Lane, all in favor. Meeting closed at 10:41 PM.