



**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday October 22, 2014 – 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

Present: Richard Ambrosio (recused from Mi Place application), Randy Bishop, Rev. Paul Brown, Sharon Davis, Janel Jones, Robert Lane, Fred Porter, Tassie York, Mark G. Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE – Board Engineer, Jennifer Beahm, PP, AICP – Board Planner, John McCormack, PE, PTOE – Board Traffic Consultant/Expert, and State Shorthand Reporting.

Absent: Richard Ambrosio (absent for Mi Place Application Only), Joseph Shafto, Mel Hood

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

**CORRESPONDENCE:**

Township Committee Resolution #14-461 – Approval of the removal of Jason Allen Jones and Raymond Huizenga from the Neptune Township Planning Board due to Absenteeism pursuant to NJSA 40A:9-12.1

Township Committee Resolution #14-488 – Confirming Mayor's appointment of Janel Jones to the Planning Board as a Class IV Member for a four year unexpired term expiring December 31, 2014.

Ordinance No. 14-39 of the Township of Neptune to Amend the Land Development Ordinance of the Township by Rezoning Certain Properties along Route 66 to C-1 Planned Commercial Development Zone and Repealing Ordinance No. 14-24, introduced at the Township Committee meeting on September 22, 2014. – Ms. Beahm prepared a Memo to the Board finding the proposed Ordinance to be consistent with the Master Plan. Resolution Adopted and Memorialized indicating same to be forwarded to the Township Clerk.

**RESOLUTIONS ADOPTED & MEMORIALIZED:** None.

**COURTESY REVIEW:**

**Monmouth County Vocational School** – (Block 3000, Lot 42 – 105 Neptune Boulevard)  
The Board heard testimony from Dana Shade, Principal, with regard to the proposed building site sign in connection with the Vocational School property. The Planning Board was unanimously in support of the proposed site sign and authorized the Board Attorney to author a letter indicating same. Motion was made by Randy Bishop and seconded by Tassie York. All in favor.

**Hamilton First Aid Squad** – (Block 1304, Lot 7.01 – 3600 Highway 33) – The Board was presented with a memo from the Township Engineer, Leanne Hoffmann, indicating courtesy review was not necessary as proposed construction falls within the parameters of Administrative Approval.

**WAIVER HEARING:**

**PB14/07 – VB Heritage, LLC** – Block 9002, Lot 9 – 3029 W. Bangs Avenue – Applicant is proposing a 4 lot major subdivision; however, it is necessary to review the various waivers requested/associated with the project prior to the application being deemed complete and/or further consideration by the Board.

Peter Falvo, Esq. – representing the Applicant.

David Boesch – sworn in with Board Professionals. Mr. Boesch reviewed Peter Avakian’s review letter dated October 6, 2014 in detail.

Jeff Klein – 26 Stonehedge, Ocean NJ – sworn in. Mr. Klein is the builder for the proposed project.

**Based upon the information presented to the Board, a motion was made by Randy Bishop to grant the waivers as discussed with the exception of the items which were agreed to be provided or complied with, seconded by Pastor Paul Brown.**

***Those in favor:*** Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Janel Jones, Robert Lane, Fred Porter, Tassie York, and Sharon Davis.

***Those Opposed:*** None.

***Those Absent:*** Joseph Shafto and Mel Hood

***Those Abstained:*** None.

**\*\*THE BOARD TAKES A BRIEF RECESS AT 7:48 PM AND RETURNS AT 7:55 PM. ALL MEMBERS ARE STILL PRESENT WITH THE EXCEPTION OF RICHARD AMBROSIO AS HE HAS RECUSED HIMSELF FROM PARTICIPATING IN THE APPLICATION OF WAYSIDE ASSOCIATES - MI PLACE SCHEDULED FOR THIS EVENING\*\***

**DISCUSSIONS:**

**PB13/05 – WAYSIDE ASSOCIATES, LLC (Mi Place at Wayside)** (Block 1006, Lots 14.01 & 16) – 740 Wayside Road – Applicant is seeking Major Site Plan approval to construct 85 apartments (revised from the originally proposed 96 apartments then 89 apartments) now consisting of thirty-four (34) 1-bedroom units, thirty-three (33) 2-bedroom units, and eighteen (18) 3-bedroom units.

John Doyle, Esq. representing the Applicant.

Thomas C. Barton III – Licensed Architect – previously sworn in and remains under oath.

Mr. Barton testified that the minimum square footage is now exceeded. Balconies are now compliant with square footage and the ground floor units now have 200 s.f. of rear yard area. The storage space now being provided meets or exceeds the standards. Building codes for egress are compliant.

Building elevation was discussed; however, applicant complies with ADA standards.

**\*\*Meeting is open to the public for questions of architect only at this time\*\***

Christina Schuetz – 24 Oakcrest Drive – questions the storage areas being proposed and the purpose of them being separate from the unit itself as well as security issues.

Mr. Barton – the storage areas are being proposed for “dirty storage” and will be wire mesh “cages”. There will be sprinkler systems installed in case of fire.

Mr. Aly – 5 Fabio Court – questions the outside areas being proposed.

Clifford Johnson – 3 Rose Terrace – questions patios.

Mr. Barton – yes, there will be patios on the ground floor and balconies on the upper floors  
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**\*\*Public portion closed\*\***

Ian M. Borden – previously sworn in and remains under oath.

**Exhibit A-8 marked – Site Limitation Map (Slopes & Utilities)**

Per Ian Borden cannot comply with Section 521-B(2) or Section 516-C(8) as all buildings have 2 fronts and will face parking areas.

**Exhibit A-9 marked – Four (4) Aerial Photos of four (4) existing projects in town, specifically the top left (The Pointe), top right (Winding Ridge), lower left (Wellsbrook), lower right (Jumping Brook).**

**\*\*The Board takes a break and returns at 9:31 PM. All members are still present\*\***

**\*\*Meeting is open to the public\*\***

Christina Schuetz – 24 Oakcrest – Asks questions of the Revised Environmental/Community Impact Statement and requests clarification in the report numbers.

Michael Golub – 305 Cliffwood Drive – Are these “Urban-style” apartments?

Ian Borden – No.

Annette Scott – 753 Wayside – 3-story buildings are being proposed even though there are none in the area?

Bill Frantz – 718 Wayside – questions the change in the number of units.

Sharif Aly – 5 Fabio Court – 2 design waivers can be eliminated by removing 1 of the buildings, yes or no?

Tom Volk – submits questions regarding the Landscaping Plan. He is concerned about his views and his vegetable garden with the proposed plantings.

Clifford Johnson – questions whether the driveway access will be one way in and one way out.

Ian Borden – the access to the site will be 70-75 feet from the neighboring driveway.

Peter Avakian – questions some of the stormwater management issues which were not addressed during testimony.

William Stevens, PE – previously sworn in – Both “C” and “A” soils were included and considered.

**At this time, the Board and Applicant’s attorney agree to carry this application to the December 10, 2014 regular meeting of the Planning Board with no further notice being required. The Applicant’s attorney has agreed to extend any timeframe in which the Board has to hear and make a decision on this application.**

**ADJOURNMENT:**

Motion to adjourn at 10:54 PM was made by Randy Bishop, moved and seconded by Tassie York. All in favor. The next scheduled Planning Board meeting will be a Regular Meeting on Wednesday, December 10, 2014 at 7:00 PM.