

NOTICE of PUBLIC HEARING

Neptune Township Zoning Board of Adjustment

PLEASE TAKE NOTICE that, upon the Application of New Jersey American Water Company, Inc. (the “Applicant”), the Zoning Board of Adjustment of the Township of Neptune (the “Zoning Board”) shall conduct continued public hearing on Wednesday, December 6, 2023 (continued from October 4, 2023), commencing at 7:30 p.m., at the Municipal Complex, 2nd Floor, Committee Meeting Room, 25 Neptune Boulevard, Neptune, New Jersey 07753, to consider the Applicant’s request for Variances from Conditional Use Standards and/or Bulk and Height Variances, Conditional Use Approval, and Preliminary and Final Site Plan Approval all relevant to proposed upgrades and modifications to an existing Public Utility Facility known as the Jumping Brook Water Treatment Plant (“WTP”) that is located on a 17.2 + acre property, owned by the Applicant, located at 611 to 625 Old Corlies Avenue, and more particularly known as Block 3001, Lot 12, on the official tax maps of Neptune Township, Monmouth County (the “Property”).

At the public hearing, the Zoning Board will consider the Applicant’s requests for Approvals relevant to proposed upgrades and modifications to treatment facilities at an existing Public Utility Facility known as the Jumping Brook Water Treatment Plant (“WTP”) that is located on a 17.2 + acre property, owned by the Applicant, located at 611 to 625 Old Corlies Avenue, and more particularly known as Block 3001, Lot 12, on the official tax maps of Neptune Township, Monmouth County (the “Property”).

The Property is located, in part, within a Light Industry Zoning District (“L-I”) and, in part, within a Residential (“R-2”) Zoning District, and Public Utility Facilities are permitted as a Conditional Use within both the L-I and R-2 Zoning Districts subject to the Ordinance Conditional Use Standards.

Although the Jumping Brook WTP is an existing facility, Conditional Use Approval and Preliminary and Final Site Plan Approval are being requested for the proposed improvements, which now include, but are not limited to, 265 +/- square foot addition to the existing Treatment Building for Sodium Hypochlorite treatment; and a temporary shed with tank and enclosure, all with associated site improvements to asphalt pavement and grass areas and four (4) additional parking spaces. all in addition to associated utility and other improvements. The Application has been reduced in scope by the Applicant since the October 4, 2023 public hearing.

In addition, the Applicant will also request that the Zoning Board grant Variance Approvals from the Conditional Use Standards (and Bulk and Height Variances if necessary) to allow:

(i) the design of the buildings at the Jumping Brook WTP to continue not to conform to the character of the area, (which includes a golf course, open space and residential development), and for the existing water storage tanks on the property to continue to significantly exceed 20 feet in height and, for the proposed treatment building addition to be 26 feet, 8 inches (+/-) in height, when Ordinance 415.15C provides that any building utilized in connection with such [Public Utility] facility should conform to the general character of the area, and no building may

exceed twenty (20) feet in height (d.6 Height Variance will also be requested if deemed necessary);

(ii) the Jumping Brook WTP to continue to be surrounded by existing chain link fencing when Ordinance 415.15D requires that a continuous six (6) foot high board-on-board fence shall be provided to screen the public utility facility from public view and to ensure security; and

(iii) existing water treatment tanks on the Property associated with the WTP to be located ten (10) feet from the common property line with the adjacent residential properties along Sycamore Street, when Ordinance 415.5E provides that a structure associated with a Public Utility Facility in a non-residential zoning district may not be located closer than fifty (50) feet to residential property line (and which is also less than the 25 foot rear yard setback required within the L-I Zoning District by Ordinance).

(iv) to allow the existing side yard setback of 11.81 feet from the existing wastewater storage tank to continue when the minimum required side yard setback is 25 feet.

Design Waivers will also be requested to allow: (1) no directional striping for the internal driveways (Ord. §514.B(5)); (2) a flat roof on a building addition that is less than two (2) stories in height (Ord. §502.B.4); (3) no landscaping foundation plantings around internal buildings (Ord. §509H); (4) existing development within former Conservation Restriction Areas as now approved by NJDEP. If deemed necessary, relief will also be requested from the Neptune Township Steep and Critical Slopes Ordinance §421 to allow an additional 75 square feet of disturbance in steep slope areas.

All members of the public will have an opportunity to offer comments and/or ask questions regarding the proposal. Those in opposition to the proposal have the right to obtain an attorney representation, although this is not a requirement. At the Public Hearing, the Applicant will request any and all additional waivers, variances, exceptions, interpretations, and/or other approvals or relief deemed necessary by the Zoning Board to allow the continued use and operation the Jumping Brook WTP on the Property.

Copies of the application, plans, reports and other related documents are available for public inspection with the Office of the Land Use Administrator and the Zoning Board Secretary, at the Neptune Engineering & Planning Department, 2201 Heck Avenue, Neptune, New Jersey 07753, during the hours of 9:00 A.M. and 3:00 P.M., or, as indicated below, you may contact the Board Office by phone at 732-897-4162 ext. 204 or email kdickert@neptunetownship.org.

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