

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday March 26, 2014 – 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Sharon Davis, Robert Lane, Fred Porter, Mel Hood, Joseph Shafto, Mark Kitrick, Esq. attorney to the Board, Peter Avakian Board Engineer, Jennifer Beahm Board Planner, and State Shorthand Reporting.

Absent: Jason Allen Jones, Tassie York, and Ray Huizenga

OPENING:

Meeting called to order by Chairman Joseph Shafto at 7:08 PM. Mr. Shafto advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE: NONE.

RESOLUTIONS ADOPTED & MEMORIALIZED:

RESOLUTION #14-11 – APPROVING Application #PB13/06 – GREATER NJ ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH (Block 1500, Lot 33) – 205 Jumping Brook Road – Applicant seeks Preliminary and Final Major Site Plan approval to construct a two-story, approximately 20,000 square foot building and associated site improvements including parking, drainage, lighting, and landscaping. The proposed building will house the denomination's regional office and meeting space for the United Methodist Church and shall be devoted exclusively to religious and charitable purposes.

DISCUSSIONS:

PB13/06 – CHINRAJ NEPTUNE, LLC (Block 172, Lot 41) – 1200 Corlies Avenue – Applicant is seeking Preliminary and Final Site Plan approval to convert and expand the existing building into a 3,558 s.f. retail pharmacy with drive-thru window and a convenience store with a 15-space parking lot, associated landscaping, drainage, and utility improvements. **This application was partially heard on February 26, 2014. Applicant has submitted revised plans.**

Mark Steinberg, Esq. (attorney for the Applicant) introduced the following witnesses which were sworn in and accepted by the Board:

Kishor Y. Joshi, AIA – Architect
Chintan Patel – Member of Chinraj Neptune, LLC

Testimony provided that the drive-thru which was previously proposed has now been eliminated with the revised plans as submitted which were marked into evidence.

Exhibit A-7 – Revised Site Plans
Exhibit A-8 – Revised Architecturals
Exhibit A-9 – Color Rendering

David Boesch provided testimony regarding the revisions made to the site plans. There will be one-way access from Route 33 and two-way access from Atkins. Some variances have been eliminated and will no longer be needed with this revised proposal.

Mr. Porter questions whether or not the dumpster will be enclosed. Testimony provided that Yes, 3 of the 4 sides will be enclosed.

Peter Avakian states the current plans are now more compliant with Township Ordinance.

The fence will conform with setback requirements.

Ruth Stewart of 1206 Route 33 – Questions whether the trash bin can be located along Atkins? Per Mark Kitrick, Esq. that will create a variance condition being located within the front yard setback so not advisable.

Both corners of the north end of the building have been angled to meet setback requirements.

Signs are proposed to be the same size on both frontages of Route 33 and Atkins.

Professionals reviews were reviewed item by item.

Peter Avakian commented on the Lighting Plans stating that lighting spillage has been reduced or eliminated since the building is now being relocated.

No queuing is expected at the Atkins driveway.

The proposed freestanding sign will be internally illuminated.

According to the Phase I Environmental report submitted due to the fact the site was previously used for automotive detailing purposes, the lot is clear and no remediation is required.

Ruth Stewart of 1206 Route 33 – Questions the responsibility of the developer for any damage that may occur to her property due to or during construction. Mr. Steinberg states that damage is not anticipated; however, the developer would be responsible should any damage occur to her private property.

Based upon the application before the Board, a motion was offered by Randy Bishop to approve the application as discussed with NJDOT conditions stipulated, moved and seconded by Fred Porter.

Those who voted YES: Richard Ambrosio, Randy Bishop, Pastor Brown, Sharon Davis, Fred Porter, Mel Hood, and Joseph Shafto.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Jason Allen Jones, Tassie York, and Ray Huizenga

****The Board breaks for a brief recess at 7:50 PM. Board returns at 8:03 PM and all members still present****

PB14/02 – SHARK RIVER HILLS BEACH & YACHT CLUB (Block 402, Lot 14) – 360 S. Riverside Drive – Applicant is proposing to substantially rebuild the accessory restaurant/bar/banquet building in the same footprint as existed prior to Superstorm Sandy with a different floor plan that complies with new Federal, State, and Local Flood Zone Regulations and Codes.

Jeffrey Beekman, Esq. – representing the Applicant. Mr. Beekman presents his four (4) witnesses which are sworn in:

John Dempsey, Chairman of Shark River Hills Beach & Yacht Club
Joseph L. Walker, III, Architect
Robert Burdick, PE, Engineer
Allison Coffin, PP, Planner

John Dempsey – Chairman of the Board of Governors & Rebuild Committee testified as to operations during boating season and off-season.

Operating hours are Thursday, Friday, Saturday 5 PM – 10 PM and Sundays 1 PM – 7 PM. Off season they are only open Friday and Saturday nights. September through June there is the ability for members to rent the facility.

There are multiple sheds with various equipment contained in them.

Exhibits are marked and entered.

Mr. Dempsey states there are currently 106-107 members with families.

Jennifer Beahm questions whether the tiki hut is temporary or permanent. Testimony provided that the tiki hut is not on a foundation.

Mr. Martone (member of the public) had questions regarding parking.

Thomas Healy of 355 South Riverside Drive – questions whether all of the sheds were there prior to the storm? Mr. Healy provided photos he took of sheds which were submitted into evidence as Exhibits O-1 and O-2.

Mr. Beekman refers to the plans submitted dated March 11, 2014 which indicate the locations of the sheds. Jennifer Beahm and Peter Avakian indicate they do not have the plans Mr. Beekman is referring to. The Board Secretary also does not have the plans being referred to.

****The Board requests a 5 minute recess at 8:42 PM. The Board returns at 8:53 PM all members are present****

The Board feels it is best to carry the application to April 23rd due to the confusion with the plans and the Board Professionals have not had a chance to review the most recent set of plans. It is suggested the members of the public stay after the meeting is adjourned to discuss their concerns with the application with the Applicants and their attorney. It has also come to the Board's attention that there are a few technical issues with the public notice; therefore, the Applicant will re-notice for the April 23rd hearing. All parties agree and the application is carried to the April 23rd meeting date with notice being required.

ADJOURNMENT:

Motion to adjourn at 8:58 PM was made by Joseph Shafto and seconded by Randy Bishop. All in favor. The next regularly scheduled Planning Board meeting will be held on Wednesday, April 23, 2014 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer