

March 19, 2024

This meeting of the Neptune City Land Use Board was called to order by Chairwoman Patricia Gerand.

Flag Salute

ROLL CALL:

Present: Patricia Gerand, Randy Reynolds, Rachel McGreevy, Glen Kocsis, John Amoscato, Larry Cross, Craig Morcom, Erin Maciorowski, Marie Moulder and G. Vella, Esq.

Absent: Robert Reynolds, Jr., Michele McGuigan, Sharon Williams and Donald Smith

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

MINUTES: A motion to dispense with the reading of the minutes of the January 9, 2024, meeting and accept as received was made by Criag Morcom and seconded by Larry Cross. All in favor

A motion to dispense with the reading of the minutes of the February 20, 2024, meeting and accept as received was made by Larry Cross and seconded by Craig Morcom. All in favor

RESOLUTIONS: 24-03 Robin Rudd 114 Locust Avenue Blk 92 Lot 51 - Bulk variance for a second storage shed.

A motion was made by Glen Kocsis to approve the resolution as received and seconded by Randy Reynolds

Aye: Patricia Gerand, Randy Reynolds, Rachel McGreevy, Glen Kocsis and Larry Cross

Ney: None

Abstain: Craig Morcom

24-01 Nancy Braun 94 Hillside Avenue Blk 52 Lot 14 – Bulk variance for side yard setback and total side yard (2 Variances)

A motion was made by Larry Cross to approve the resolution as received and seconded by Craig Morcom

Aye: Patricia Gerand, Rachel McGreevy, Glen Kocsis, Larry Cross and Craig Morcom

Ney: None

Abstain: Randy Reynolds

STORMWATER MANAGEMENT:

This Resolution amends our rules to conform with the DEP and is consistent with the Master Plan.

A motion was made by Randy Reynolds and seconded by Larry Cross to accept as received.

Aye: Patricia Gerand, Randy Reynolds, Rachel McGreevy, Glen Kocsis, John Amoscato, Larry Cross, Craig Morcom, Erin Maciorowski and Marie Moulder

APPLICATION: 24-03 First Tech Group 2020 6th Avenue Blk 106 Lot 13 – Site Plan with variance to remove portions of existing sidewalk and curb and install two generators on concrete slab.

Patricia Gerand stepped down from the application due to conflict of interest.

A-1 Site Plan 2/2/2022 3/4/2024

A-2 Archt. Plans 12/6/2023

A-3 Proposed color rendering

LUB 1 Matt Shafai Report (Leon S. Avakian)

John Junco, Esq. on behalf of the applicant explained the preliminary/final approval to replace existing generators. These generators operate the data center for Meridian sites. There are currently two back up and they propose to locate two permanent generators on site. The applicant needs approval before he can order the generators and then they will prepare the pad site.

Sworn: Michael Marinelli Civil Eng

A-4 Ariel Site Plan

Mr. Marinelli gave a description of 2020 6th Avenue which is 4.83 acres in the HC Zone. This is a critical data center for many hospitals in the area. The applicant is seeking approval for 2 generators that will replace the current older generators. There are 15 locations that utilize this data center.

A-5 Meridian Data Center Site Plan overlay

The applicant needs to temporarily relocate the current generators. They will be replacing two old generators with two new ones. The old will be removed upon completion of the project. At the end of the project the site will lose four parking spaces.

The new generators are diesel fuel with a built-in spill tank.

Sworn: Robert Mulcahy BP of facilities who addressed leakage issues as well as exhaust. There will be tests once a week for ½ hour. The generators are there for emergency use. Two criteria needed to be done from 10pm-7am quiet hours at 50 decibels and from 7am-10pm at 65 decibels. The applicant proposes to provide a significant buffer. There will be no new lighting. There is a request for relief of variance for higher fence 6'. The applicant requests two accessory structures for the containers. The height of accessory structure and fence height were addressed.

The applicant will provide a survey and will apply to Monmouth County.

Sworn: Michael Savarese, Archt. Who explained the structure inside and outside of the building. Indoor workspaces with changes and outdoor will conform with current building.

Mr. Savarese feels that this project is an amazing improvement and is a minimum invasive project.

Sworn: Barbara Ehlen, Planner who addressed the requested relief as well as the Master Plan and feels that this application's infrastructure and accessory structure falls under C1 and C2. She also addressed noise that has been clarified and feels that the application is up to standard.

Open to Public:

Sworn Jill Imperial

Oxford Pond that has concern about the fuel. These are double contained walls and will be reviewed by the Fire Company

Sworn: Anne Dashevsky 1215 Adams Way questioned the noise and odor. It was explained that 65 decibels per 50 ft will be quieter than the current noise of the temporary generator. Any testing would be Monday through Friday and no earlier than 8Am and no later than 3PM once per month.

She questioned the two existing generator locations.

A motion was made by John Amoscato and seconded by Larry Cross to draw a Resolution to approve this application with the conditions of the Resolution with three variances.

Aye: Randy Reynolds, Rachel McGreevy, Glen Kocsis, John Amoscato, Larry Cross, Craig Morcom, Erin Maciorowski and Marie Moulder

There being no further business before the Board a motion to adjourn was made by John Amoscato and seconded by Larry Cross. All in favor. meeting was adjourned at 8:25 pm.

Respectfully submitted,

Susan Hewitson
Board Secretary