

April 12, 2022

This meeting of the Neptune City Land Use Board was called to order by Vice-Chairman Randy Reynolds.

Flag Salute

ROLL CALL:

Present: Andrew Wardell, Dana Farley, Randy Reynolds, Robert Reynolds, Michele McGuigan, Craig Morcom, Sharon Williams and G. Vella, Esq.

Absent: Patricia Gerand, John Amoscato, Larry Cross, Erin Maciorowski and Robert Brown.

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 11, 2022 meeting and accept as received was made by Andrew Wardell and seconded by Michele McGuigan. Change Neptune Times to the Coaster. All in favor

Application: 22-01 CCG Real Estate

89 Avondale Avenue Block 81, Lot 21- to be carried until further notice.

Sworn: Robert Reynolds

Redevelopment Plan- East Coast Ice Steiner Avenue Blk 13, Lot 1 and Blk 18, Lot 1

The Borough of Neptune City Council accepted a Redevelopment Plan and forwarded to the Neptune City Land Use Board to confirm that it is consistent with the Master Plan.

Sworn: Jennifer Beahm, Planner who addressed the property Block 18 Lot 1 and Block 13 Lot 1 on Steiner Avenue.

The developer will continue to clean up the contaminated site at the East Coast Ice property. The developer proposes self-storage units on the site. It has been a determination to recommend the properties to be designated as an area in need of redevelopment for non-condemnation purposes.

The Board finds that the plan is consistent with the Master Plan of the Borough of Neptune City.

There were questions in regard to what type of contamination was on the site which was said to be chemicals to make dry ice. The property is owned by the Borough and the DEP has to acknowledge that the property is cleaned up to the point that development can occur.

There were also questions on the park which will remain and a proposed apartment over the storage units and if the DEB allows residential.

The zoning that is proposed is consistent with the Master Plan.

Open to the Public

Sworn: Pamela Renee 83 Riverdale Avenue who questioned the Master Plan and the caped area and the permeable surface. It was explained that when the site plan comes before the Land Use board for Site Plan review and the DEP will have the final say.

Ms. Renee also question if the area has a cleanup why it is caped and it was explained that it is done to prevent more contamination.

The DEP will get involved and the LSRP are active agents of the DEP.

This portion was closed

There was question the cap and was clarified that the cap means pavement.

There was a motion to find the Redevelopment Plan consistent with the Master Plan made by Craig Morcom seconded by Robert Reynolds, Jr.

Aye: Andrew Wardell, Dana Farley, Randy Reynolds, Robert Reynolds, Jr., Michele McGuigan, Craig Morcom and Sharon Williams

Ney: None

Mr. Robert McGowan on behalf of the Developer Thanked the Board.

There being no further business before the Board a motion to adjourn was made by Andrew Wardell and seconded by Dana Farley. All in favor.

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Susan Hewitson
Board Secretary