

September 13, 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, Robert Reynolds, Jr., Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom, Sharon Williams and G. Vella, Esq.

Absent: Patricia Gerand and Erin Maciorowski

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 June 3, 2022 meeting and accept as received was made by John Amoscato and seconded by Andrew Wardell. All in favor Abstain: Larry Cross

APPLICATION: 89 Avondale Avenue – Minor Subdivision

A-1 Plans 4/27/2022

A-2 Boundry

LUB – 1 Letter Matt Shafai of Leon S. Avakian

David M. Shafkowitz, Esq. on behalf of the applicant gave a brief synopsis and stated this Minor subdivision is transforming the lots into two buildable lots.

Sworn: Patricia Ward, Insight Engr gave a review of the Subdivision Plan. All setbacks are compliant and there are no variances required. The applicant will comply with and recommendations of Borough Engineer, Matt Shafai.

Open to Public: None – Closed to Public

John Amoscato made a motion to draw a resolution to approve this application with conditions and it was seconded by Larry Cross.

Aye: Andrew Wardell, Dana Farley, Robert Reynolds, Jr, Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Sharon Williams

Nye: None

APPLICATION: KELLY’S ACRES Site Plan

A-1 Site Plan

A-2 Two sets Archt Plans

A-3 Boundry topography

LUB 1 8/30/2022 Letter Matt Shafai

LUB 2 – Resolution of Land Use Board 4/12/2011

Jeffrey Beekman, Esq. on behalf of the applicant gave a synopsis of the application and the improvements proposed. Mr. Beekman addressed the canopy which is smaller, and the fence will move further from the property Line.

A-4 A-1 Revision date 8/30/2022

A-5 Plans 7/28/2022 revised 9/14/2022

Sworn: Kevin Kelly Principal and V.P. of Kelly’s Acres who stated he hired Insight Engr and explained previous application in 2011. There will be no changes made to the Resolution for the exterior patio Resolution. No music after 10PM. Mr. Kelly proposed that the application is smaller than the previous approved resolution and only the lighting will change.

There were questions from the Board on the lighting, fence and hours of operation.

Sworn: Steven Carlidge, Archt who addressed the original proposed roof structure with vinyl sides. They are proposing the addition will be 1255 ft. The building will be clear of the pole in the rear of the property. The glass roll up garage doors are facing the Hwy 35 and two are facing south with 2 egress doors. There will be seating for 44 patrons. There has been lighting added to the plan which will be down light over each door 65-70 watt bulbs. The new plan with the back wall will buffer sound as well as roll up doors with glass.

Sworn: Patrick Ward, Insight Engr who address A-4 and gave an overview of the current tents that will be removed and replaced with walls and doors. This application will modify the grade to meet with the current indoor floor and elevation. Mr. Ward addressed drainage and it will direct S/E.

Mr. Ward stated there is no impact to the public in terms of neighbors. It is a better solution with the proposal of the doors and will have less impact than the 2011 approval. There were 50 seats and now this application proposes 44.

Open to the Public

Sworn: Julie Kelly 12 Oak Terrace and 21 Boston Road who questioned the fence and has no fence along her property. There is no fence on lot 24 rear of Kelly's. She also questioned music and location of the band. There was discussion on shrubs/landscaping behind lot 24.

The applicant proposes shrubs. Ms. Kelly questioned if the sound proofing glass doors will be tempered glass

Sworn: Mr. Howell of 14 Boston Road who stated that Mr Kelly is an amazing neighbor, but Mr. Howell has concerns with the sound been a major concern and will like to work together and produce a plan.

Julie Kelly stated that she complained about another property and got a summons

Public Portion – Closed

Recess 8:20 Resume: 8:27

Jeffrey Beekman, Esq spoke with neighbors and the applicant will work together. There is an 8 ft fence variance.

A motion to draw up a resolution to approve was made by Larry Cross and seconded by John Amoscato.

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

Ney: None

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

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Susan Hewitson
Board Secretary