

December 11, 2018, 2018

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

Flag Salute

ROLL CALL:

Present: Robert Reynolds, Randy Reynolds, R. Shafer, J. Amoscato, Robert Brown, M. McGuigan, E. Maciorowski and G. Vella, Esq.

Absent: P. Gerand, J. Zajack, L. Cross, Ron Biggs and J. Albano.

MINUTES: A motion to dispense with the reading of the minutes of the August 14, 2018 meeting and accept as received was made by Robert Shafer and seconded by John Amoscato. All in favor.

APPLICATION: (18-03) Wentworth 120 3rd Avenue Blk 75/Lot17- Proposal for a storage facility

The Council did not vacate the deed restriction on this property and the application will be carried to the January 8, 2019 meeting with new notice.

APPLICATION: RE-DEVELOPMENT SITE PLAN --: (18-04) 1100 5TH Avenue, LLC (WALSIFER)

A-1 Site Plan

A-2 Archt. Plan

LUB - 1 Letter dated 12/11/2018

William Shiper, Esq. on behalf of the applicant on the property deemed in need of re-development.

A-3 Drainage report

Sworn:

Richard DiFalco-Project Ent/Planner who briefly gave a synopsis of the site and addressed the Site Plan, impervious property and some of the property in Neptune Township and decided to be heard in the Borough of Neptune City. The proposal is to be total demolition of the property. Mr. DiFalco spoke on the type of roadway surrounded the property in question.

A-4 Mounted color rendering of the proposed three buildings which would be surrounded by fence. The access would be off of 5th Avenue with emergency exits/egress only on Memorial Drive and Steiner Avenue.

Proposal of:

70 Units, 150 parking spaces, 65 covered spaces, 65 outdoors and 20 on street parking. The application requires technical variance relief for the off street parking. RSIS require 2 spaces for a 2 bedroom unit and 2.3 for a 3 bedroom unit. All residential parking on site and guest would have some on site and some on street parking. The applicant proposes to strip the street with 8 handicap designated to handicap parking and will put in curb and sidewalks.

The lighting plan was addressed and lighting along the outside of the perimeter as well as the parking lot and will work with the Borough Engineer on any requests. The applicant will also work with the Borough Engineer Mr. Shafai on sewer connections. The application requires a waiver on environmental impact report. The applicant will comply with the Engineer's report on landscaping. There is also a requirement for a waiver for variance for a 6 ft fence surrounding the property. This is a transit oriented project with upscale development.

Sworn: Brian Berainikis, Archt and owner Grasso Design who addressed A-5 Mounted color rendering of elevations

70 Units proposed and has community space with side units and parking between the 3 story. Left and right are mirror images of each other. Mr. Berzinikis addressed the report of Mr. Shafai, Engineer and will change the plan to add materials being used on the project.

COAH donation instead of affordable housing is projected.

Open to Public

Sworn:

Cathy Chong 104 Midwood Street who questioned balcony and patio space as well as a breakdown of the bedrooms. There will be 66 two bedroom units, 4 3 bedroom units.

Close Public Portion

There was discussion among the Board members and they are happy to see the project and the application will be a benefit to Neptune City.

There is a motion to draw a resolution to approve this application by Robert Shafer and seconded by Robert Brown

Aye: Robert Reynolds, Randy Reynolds, R. Shafer, J. Amoscato, R. Brown, M. McGuigan and E. Maciorowski

Ney: None

There being no further business before the Board a motion to adjourn was made by Robert Reynolds and seconded by R. Shafer All in favor.

Respectfully submitted,

Susan Hewitson
Board Secretary