



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday May 24, 2017 at 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

The regular meeting of the Neptune Township Planning Board which has been duly constituted and advertised according to law is now called to order:

Fire exits are clearly marked at the side and rear of this room, if alerted of a fire, please move in a calm and orderly manner to the nearest smoke free exit.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

It is the policy of the Planning Board to end all matters no later than 11 p.m. No new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

After testimony by the applicant's attorney or his professional, questions will follow by the members of the Planning Board; at my direction, the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will be have one [1] five [5] minute session to speak. I ask that questions are directed to me, and not repeated. Time is not transferable. At the completion of the public portion, members of the Planning Board will make final comments prior to offering a resolution to either adopt or deny the proposal before them.

**I. Roll Call and Flag Salute:**

Richard Ambrosio  
John Bonney  
Mayor, Dr. Michael Brantley  
Rev. Paul Brown, Vice Chair  
Keith P. Cafferty (Alt. #1)  
Richard Culp

Dyese Davis - **EXCUSED**  
Sharon Davis, Chair  
Linda Kornegay (Alt. #2)  
Robert Lane  
Mychal Mills

Also Present: Mark G. Kitrick, Esq. Board Attorney  
Peter R. Avakian, Board Engineer  
Jennifer C. Beahm, PP, AICP, Board Planner  
Robin DeCorso of Torro Reporting, LLC  
Kristie Armour, Board Secretary

**II. Correspondence: None.**

**III. Resolutions to be memorialized: None.**

#### IV. Presentations/Discussions:

- a. **Amendment to the Parks, Recreation, and Open Space Element of the Master Plan** – This proposed amendment to the Parks, Recreation, and Open Space Plan Element updates demographic and facility data and inventory of parks and open space within the Township and establishes additional goals, objectives, and recommendations to promote sustainability and enhance resiliency within these facilities.
- b. **Ordinance No. 17-17** of the Township of Neptune to Amend and Supplement the Land Development Ordinance Section 201 by adding the definition of “Exempt Development” and amending the definition of “Minor Site Plan”, introduced at the Township Committee meeting on May 22, 2017.

#### V. Applications under consideration for this evening:

- a. **PB15/15 – 645 Neptune Holdings, LLC** – Block 816, Lot 5.02 – 635 Neptune Boulevard – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to construct a school bus transit center for operation and storage of school buses. Applicant had a waiver hearing on December 23, 2015 at which time certain waivers were granted by the Board for completeness purposes. Applicant was also partially heard on January 27, 2016 and February 24, 2016. Applicant is represented by Mark A. Steinberg, Esq. **\*\*This application will not be heard. Request to Adjourn to July 26, 2017. New notice will be provided for the July 26, 2017 hearing\*\***
- b. **PB17/01 – DeVimy Equities, LLC (Family Dollar)** – Block 808, Lots 5, 6, 7, & 8 – Route 35, Monroe Ave, and W. Bangs Ave (Route 35 & W. Bangs Redevelopment Area) – Applicant is seeking Preliminary and Final Major Site Plan to develop a retail shopping center containing a Family Dollar. Applicant is represented by Jennifer S. Krimko, Esq.
- c. **PB17/03 – GVF Construction** – Block 4916, Lot 1 – 168 Hillside Drive – Applicant is seeking Minor Subdivision to create two (2) residential lots. Applicant is represented by Christopher Beekman, Esq.

#### VI. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, June 28, 2017 at 7:00 PM.
- b. With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.

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Previously Enclosed w/ 12/23/15 and 1/27/15 and 2/24/16 Agenda Packages:

- Application and Checklists for Site Plan (dated 12/10/15)
- Deed of Subdivision (12/4/11)
- Zoning Officer's Denial (10/22/15)
- Building Specifications (5/21/15)
- Drainage System Design Report (1/8/16)
- Statement of Environmental Impact (1/11/16)
- Traffic Study (1/13/16)
- Preliminary and Final Site Plans (11 Sheets) (1/8/16)
- Preliminary and Final Site Plans (13 sheets) (1/27/16)
- Building Narrative, Photo, and Architecturals (1/19/16)
- Phase I Environmental Assessment (1/30/08)
- Drainage System Design Report (2/11/16)

Previously Enclosed Correspondence:

- Township Engineer's Completeness Review (12/17/15)
- Traffic Bureau Comments (1/20/16)
- Township Engineer's Review Report (1/21/16)
- Board Planner/Engineer's Review Report #1 (1/25/16)
- Monmouth County Planning Board (2/8/16)
- Environmental/Shade Tree Commission's Review (2/18/16)
- Board Planner/Engineer's Review Report #2 (2/22/16)
- Township Engineer's Review Report #2 (2/22/16)
- Board's Traffic Consultant's Review (7/5/16)

Board notes:

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**APPLICATION CARRIED TO JULY 26, 2017 – NEW NOTICE WILL BE PROVIDED**

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Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_

Ambrosio\_\_\_ Bonney\_\_\_ Dr. Brantley\_\_\_ Rev. Brown\_\_\_ Culp\_\_\_ D. Davis\_\_\_ Lane\_\_\_ Mills\_\_\_ S. Davis\_\_\_

Alternates: Keith P. Cafferty (Alt 1) \_\_\_\_\_ Linda Kornegay (Alt 2) \_\_\_\_\_

If any board member cannot attend, please call or email the board office at 732-988-5200 ext 278 or at [karmour@neptunetownship.org](mailto:karmour@neptunetownship.org).



