

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday April 23, 2014 at 7:00 PM
Township Meeting Room 2nd 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. Toward the end of the meeting it will be announced that no new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

The following procedure will be followed:

It is the Board's policy to adhere to the following procedure; after testimony by the applicant's attorney or his professional, questions will follow by the members of the Planning Board; at the direction of the Chair 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. We ask that questions are directed to the Chair, 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
Randy Bishop
Rev. Paul Brown
Sharon Davis, Vice Chairperson
Jason Allen Jones
Robert Lane

Fred Porter
Joseph Shafto, Chairperson
Tassie York
Ray Huizenga (Alternate #1)
Mel Hood (Alternate #2)

Also Present: Mark G. Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Jennifer Beahm, Board Planner

II. Correspondence:

- a. Notice of Application submitted by Monmouth County to NJDEP for Freshwater Wetlands Permit and Flood Hazard Area Permit. The County is proposing to reconstruct Bridge W-38, located on Schoolhouse Road crossing over the Shark River. The proposal also involves widening of the approach roadway in the immediate vicinity of the bridge and construction of a sidewalk and multiple-use path within the Shark River Park with associated permanent and temporary wetland transition area disturbances.

III. Resolutions to be memorialized:

- a. **RESOLUTION #14-12** – Approving application #PB13/06 – CHINRAJ NEPTUNE, LLC (Block 172, Lot 41) – 1200 Corlies Avenue – Applicant is seeking Preliminary and Final Site Plan approval to convert and expand the existing building into a 3,558 s.f. retail pharmacy and a convenience store with associated parking lot, landscaping, drainage, and utility improvements

Those Members Eligible to Vote: *Richard Ambrosio, Randy Bishop, Pastor Brown, Sharon Davis, Fred Porter, Mel Hood, and Joseph Shafto.*

IV. Neptune Township School District Presentation:

- a. The Neptune Township School District will be adding lavatories in the atrium area of Neptune High School's Performing Arts Center. Presentation of proposed improvements to be provided by Mr. David A. Mooij, Superintendent of Schools.

V. Applications under consideration for this evening:

- a. **PB14/04 – CITY WORKS NEPTUNE OFFICE, LLC** (Block 218.02, Lots 612, 612.01, 615, 618, 627, 630, 633, 634, 635, & 642) – 1800-1836 West Lake Avenue – Applicant is proposing a Minor Subdivision to consolidate the existing lots and create two new lots with proposed lot numbers 612.02 and 612.03.
- b. **PB14/02 – SHARK RIVER HILLS BEACH & YACHT CLUB** (Block 402, Lot 14) – 360 S. Riverside Drive – Applicant is proposing to substantially rebuild the accessory restaurant/bar/banquet building in the same footprint as existed prior to Superstorm Sandy with a different floor plan that complies with new Federal, State, and Local Flood Zone Regulations and Codes. **This application was partially heard on March 26, 2014. Applicant has submitted revised plans.**

VI. Adjournment:

- a. Next scheduled hearing will be Wednesday, May 28, 2014 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.

CARRIED FROM MARCH 26, 2014

PB14/02 – SHARK RIVER HILLS BEACH & YACHT CLUB (Block 402, Lot 14) – 360 S. Riverside Drive – Applicant is proposing to substantially rebuild the accessory restaurant/bar/banquet building in the same footprint as existed prior to Superstorm Sandy with a different floor plan that complies with new Federal, State, and Local Flood Zone Regulations and Codes.

Previously Enclosed: 02/04/14 Variance and Site Plan Application with attachments, including Letter of Explanation and Supplemental Letter with Waiver Requests
07/22/13 Email from Kara Turner of NJDEP to Bill Geschke Regarding Permit by Rule
01/01/14 Shark River Beach & Yacht Club 2014 Season Guest Policy
03/14/14 Witness List & Exhibit List submitted by Jeffrey P. Beekman, Esq.
03/14/14 Photos of Prior Yacht Club Site Prior to “Sandy”
05/19/94 Occupancy Load Sign of Previous Building Prior to “Sandy”

Previously Enclosed

Plans: 01/29/14 Architectural Plans prepared by Joseph L. Walker III, Architect (8 sheets)
01/30/14 Soil Erosion & Sediment Control Plan (1 sheet)
02/25/14 Existing Conditions Map (1 sheet)
03/11/14 Preliminary & Final Major Site Plans (5 sheets)

Previously Enclosed

Correspondence: 02/20/14 Board Planner’s Review Letter
03/07/14 Freehold Soil Conservation District Certification Letter

ENCLOSED WITH THIS PACKAGE:

04/14/14 Neptune Township Police Department Traffic Bureau Comments
04/11/14 Exhibit List prepared by Jeffrey P. Beekman, Esq.
07/01/13 ABC Club License (expires 6/30/14)
09/23/13 Township Clerk to NJ Division of ABC confirming license coverage area
03/28/14 American Earth Anchor Details
03/28/14 Permit Details for SRBYC Property including shed & ice machines
04/11/14 Historic Aerial Photo of 360 S. Riverside Drive
02/25/14 Existing Conditions Map (1 sheet)
04/09/14 Revised Preliminary & Final Major Site Plans (5 sheets)
04/16/14 Board Planner’s Review Letter #2

Board notes:

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Motion offered by _____ to be moved and second by _____

Ambrosio ___ Bishop ___ Rev. Brown ___ Davis ___ Jones ___ Lane ___ Porter ___ York ___ Shafto ___

Alternates: Huizenga (Alt. 1) ___ Mel Hood (Alt 2)___