

Neptune Township ~ Planning Board Regular Meeting Agenda Wednesday May 28, 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. Letter from David A. Mooij, Superintendent of Schools, dated April 24, 2014.

III. Resolutions to be memorialized:

a. RESOLUTION #14-13 – Approving application #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.

Those Members Eligible to Vote: Randy Bishop, Pastor Brown, Sharon Davis, Jason Allen Jones, Robert Lane. Fred Porter, and Joseph Shafto.

IV. Courtesy Review:

a. **Neptune Township Unexcelled Fire Company (Fire District #1)** – Represented by The Beekman Law Firm, LLC. The proposed improvement is a 1,200 sq. ft. two story addition, to be utilized as office space on the first floor with second floor storage area. The current exterior patio and canopy area are being converted into the interior space. No changes are proposed to the parking layout, number of spaces, or to existing impervious surface.

V. Applications under consideration for this evening:

- a. **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**th **and April 23**rd **2014.**
- b. **PB13/05 WAYSIDE ASSOCIATES, LLC (Mi Place at Wayside)** (Block 1006, Lots 14.01 & 16) 740 Wayside Road Applicant is seeking Major Site Plan approval to construct 96 apartments consisting of forty-eight (48) 1-bedroom units and forty-eight (48) 2-bedroom units.

VI. Adjournment:

- a. Next scheduled hearing will be Wednesday, June 25, 2014 at 7:00 PM.
- b. With no further business before the Board a motion to adjourn was offered by moved and second by , meeting closed at PM.

be utilized as office space on the first floor with secondarea are being converted into the interior space. Napaces, or to existing impervious surface.	d floor storage area o changes are pro	The current exterior posed to the parking	patio and canopy layout, number of
Board notes:			
Motion offered byto be mov			
Ambrosio Bishop Rev. Brown Davis	Jones Lane	e Porter York	Shafto
Alternates: Huizenga (Alt. 1) Mel Hood (Alt 2)			

Neptune Township Unexcelled Fire Company (Fire District #1) – Represented by Donald Beekman, Esq. of The Beekman Law Firm, LLC. The proposed improvement is approximately a 1,200 sq. ft., two-story addition, to

CARRIED FROM MARCH 26, 2014 and APRIL 23, 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			
	07/22/13	Explanation and Supplemental Letter with Waiver Requests			
	01/22/13	Email from Kara Turner of NJDEP to Bill Geschke Regarding Permit by Rule Shark River Beach & Yacht Club 2014 Season Guest Policy			
		·			
03		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"			
	04/11/14	Exhibit List prepared by Jeffrey P. Beekman, Esq.			
	07/01/13	ABC Club License (expires 6/30/14)			
B	09/23/13	Township Clerk to NJ Division of ABC confirming license coverage area			
Previously Enclosed	04/00/44	A 13 (15)			
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)			
	03/28/14	American Earth Anchor Details			
	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)			
Previously Enclosed					
Correspondence:	02/20/14	Board Planner's Review Letter			
	03/07/14	Freehold Soil Conservation District Certification Letter			
	04/14/14	Neptune Township Police Department Traffic Bureau Comments			
	04/16/14	Board Planner's Review Letter #2			
	04/21/14	Board Engineer's Supplemental Memorandum			
	04/21/14	Township Engineer's Review			
Board notes:					
Motion offered by	·	to be moved and second by			
Ambrosio Rishon	Rev Rr	own Davis Jones Lane Porter York Shafto			
Alternates: Huizenga (AIT. 1) N	лет ноод (Атг 2)			

PB13/05 – WAYSIDE ASSOCIATES, LLC (Mi Place at Wayside) (Block 1006, Lots 14.01 & 16) – 740 Wayside Road – Applicant is seeking Major Site Plan approval to construct 96 apartments consisting of forty-eight (48) 1-bedroom units and forty-eight (48) 2-bedroom units.

Ambrosio Bisho	p Rev. Br	own Davis Jones Lane Porter York Shafto		
Motion offered byto be moved and second by				
Board notes:		meptune i ne rievention buleau Continents		
	12/09/13 11/20/13 11/06/13	Monmouth County Planning Board – Conditional Approval Freehold Soil Conservation District – Initial Application Review Neptune Fire Prevention Bureau Comments		
·	04/10/14 04/04/14	Environmental/Shade Tree Comments Traffic Bureau Comments		
Correspondence:	05/21/14	Board Planner's Review Report		
	02/25/14 05/10/06 11/24/13	Architectural Plans prepared by Barton Partners (15 sheets) Topographic Plan prepared by Van Cleef Engineering Associates (1 she Preliminary and Final Major Site Plans prepared by PDS (25 sheets)		
·	10/29/13 10/10/13	Traffic Impact Analysis Environmental & Community Impact Statement		
Plans/Reports:	02/14/14	Stormwater Management Report		
Enclosed:	10/11/13 09/16/13	Completeness Checklist and Application For Site Plan Deed – Filed with County on 10/3/13		