

**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 26th and April 23rd 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 _____ to be moved and second by _____, meeting closed at _____ PM.

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Enclosed: 10/11/13 Completeness Checklist and Application For Site Plan
09/16/13 Deed – Filed with County on 10/3/13

Plans/Reports: 02/14/14 Stormwater Management Report
10/29/13 Traffic Impact Analysis
10/10/13 Environmental & Community Impact Statement
02/25/14 Architectural Plans prepared by Barton Partners (15 sheets)
05/10/06 Topographic Plan prepared by Van Cleef Engineering Associates (1 sheet)
11/24/13 Preliminary and Final Major Site Plans prepared by PDS (25 sheets)

Correspondence: 05/21/14 Board Planner’s Review Report
04/10/14 Environmental/Shade Tree Comments
04/04/14 Traffic Bureau Comments
12/09/13 Monmouth County Planning Board – Conditional Approval
11/20/13 Freehold Soil Conservation District – Initial Application Review
11/06/13 Neptune Fire Prevention Bureau Comments

Board notes:

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)___

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