

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday August 26, 2015 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 given 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:**

Richard Ambrosio  
Randy Bishop  
Rev. Paul Brown  
Richard Culp  
Janel Jones

Robert Lane  
Mychal Mills  
Tassie York  
Sharon Davis, Chairwoman

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. Flag Salute**

**III. Correspondence: None.**

**IV. Resolutions to be memorialized:**

- a. **Resolution #15-11 – Approving Preliminary and Final Site Plan - New York SMSA Limited Partnership d/b/a Verizon Wireless – (Block 3705, Lot 13) – 3301 Route 66**

***Those eligible to vote:*** Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Richard Culp, Robert Lane, Mychal Mills, Tassie York, and Sharon Davis

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

- a. **PB15/07 – Jersey Shore University Medical Center** (Block 1201, Lots 4 & 5) – 19 Davis Avenue & 1919 Corlies Avenue – **(Partially heard on July 22, 2015)** Applicant proposes to construct a 295,000 s.f. Hope Tower building on the former site of the John Knox Senior Citizen Housing site. The proposed building will be 10 stories with an overall height of 182.5 feet. Additionally, a parking garage is proposed on the westerly side of the property with 8 floors above grade and one below grade with a total height of 115 feet and containing 1,476 parking spaces. There will be an additional 36 spaces on grade to the easterly side of the parking garage for a total of 1,512 parking spaces. Applicant is represented by Peter S. Falvo, Jr., Esq.

**VI. Adjournment:**

- a. Next scheduled hearing will be our Regular Meeting on Wednesday, September 23, 2015 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.

**\*\*Partially Heard on July 22, 2015\*\***

**PB15/07 - Jersey Shore University Medical Center** (Block 1201, Lots 4 & 5) – 19 Davis Avenue & 1919 Corlies Avenue – Applicant proposes to construct a 295,000 s.f. Hope Tower building on the former site of the John Knox Senior Citizen Housing site. The proposed building will be 10 stories with an overall height of 182.5 feet. Additionally, a parking garage is proposed on the westerly side of the property with 8 floors above grade and one below grade with a total height of 115 feet and containing 1,476 parking spaces. There will be an additional 36 spaces on grade to the easterly side of the parking garage for a total of 1,512 parking spaces. Applicant is represented by Peter S. Falvo, Jr., Esq.

Previously Enclosed: Application for Site Plan/Subdivision (6/23/15)  
Checklist for Site Plans/Subdivisions  
Deed for Block 283, Lots 6, 7 & 8 (9/13/13)  
Deed for Block 3000, Lot 2 (3/3/15)  
Tree Removal Permit Application (6/23/15)  
Exhibit List  
Witness List  
Traffic Impact Report (6/19/15)  
Environmental Impact Statement (June 2015)  
Subsurface Investigation Report (6/15/15)  
Boundary Survey with Topography (3 sheets dated 6/22/15)  
Preliminary and Final Site Plans (23 sheets dated 6/24/15)  
Architectural Plans (28 sheets dated 6/19/15 last revised 6/24/15)

**Currently Enclosed:**                    **Additional Traffic Analyses (dated 8/14/15)**  
**Traffic Mitigation Concept Plan – 1 (3 sheets dated 8/17/15)**

Previous Correspondence: Board Engineer’s Review Report (7/15/15)  
Traffic Bureau’s Comments (7/3/15)  
Board Traffic Consultant’s Review Report (7/20/15)  
Environmental Shade Tree Commission Comments (7/15/15)  
Board Planner’s Review Report (7/14/15)  
Monmouth County Planning Board Letter (7/14/15)

**BOARD NOTES:**


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).

**BOARD NOTES: (Continued – JSUMC PB15/07)**

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

Ambrosio\_\_\_ Bishop\_\_\_ Rev. Brown \_\_\_ Culp \_\_\_ Jones **Recused** Lane\_\_\_ Mills\_\_\_ York\_\_\_ Davis\_\_\_

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