



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday September 23, 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, Chair

Also Present:

Mark G. Kitrick, Esq. Board Attorney  
Peter R. Avakian, Board Engineer  
Jennifer C. Beahm, PP, AICP, Board Planner  
John M. McCormack, PE, PTOE, Board Traffic Consultant  
Charles A. Hecht, Board Communications Consultant  
Robin DeCorso of Torro Reporting, LLC  
Kristie Armour, Board Secretary

**II. Flag Salute**

**III. Correspondence:**

- a. Letter to Mayor Mary Beth Jahn and Township Committee indicating the support of the Neptune Township Planning Board for application to the Monmouth County Municipal Open Space Program for the proposed improvements of Loffredo Field.

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

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).

**V. Waiver Hearing:**

- a. **PB15/10 – Raymond Jarmer** – Block 2908, Lot 11 – 702 Maple Avenue – Applicant is proposing a minor subdivision; however, it is necessary to review the various waivers requested/associated with the project prior to the application being deemed complete and/or further consideration by the Board. Applicant is represented by Richard W. Hogan, Esq.

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

**\*\*RECEIVED E-MAIL ON 9/16/15 FROM JENNIFER KRIMKO, ESQ. REQUESTING TO CARRY PB15/08 TO THE OCTOBER 28, 2015 MEETING DATE WITH NO FURTHER NOTICE BEING REQUIRED\*\***

- a. **PB15/08 – 36 Weston Street, LLC** – Block 269, Lot 4 – 96 and 96 ½ Clark Avenue (Ocean Grove) – Applicant is seeking a Minor Subdivision with associated variances to create 2 lots. The lot proposed to be subdivided currently contains 2 residential dwellings. Each of the proposed new lots will contain 1 of the existing residential dwellings. Applicant is represented by Jennifer S. Krimko, Esq.
- b. **PB15/05 – 11 Edge, LLC** – Block 201, Lot 1.01 – 70 South Main Street (Ocean Grove) – Applicant is seeking a Major Subdivision with associated variances to create four new lots. Applicant is represented by William P. Gannon III, Esq.
- c. **PB15/07 – Jersey Shore University Medical Center** (Block 1201, Lots 4 & 5) – 19 Davis Avenue & 1919 Corlies Avenue – **(Partially heard on July 22, 2015 and August 26, 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.

**VII. Adjournment:**

- a. Next scheduled hearing will be our Regular Meeting on Wednesday, October 28, 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.



**\*\*NEW\*\***

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Enclosed: Checklist and Application for Subdivision (Received 7/10/15)  
Assignment of Lease (10/29/14)  
Survey of Property (9/18/14 last revised 6/23/15)  
Minor Subdivision Plan (5/27/15)  
Witness List & Exhibit List  
Email from Jennifer S. Krimko, Esq. with Camp Meeting Authorization (9/15/15)

Correspondence: Email from Dawn Crozier (8/18/15) with HPC Resolution #2015-036 & Violation Notice  
Board Planner’s Review Letter (8/11/15)  
Board Engineer’s Review Letter (9/16/15)

**BOARD NOTES:**

**RECEIVED E-MAIL ON 9/16/15 FROM JENNIFER KRIMKO, ESQ. REQUESTING TO CARRY THIS MATTER TO THE OCTOBER 28, 2015 MEETING DATE WITH NO FURTHER NOTICE BEING REQUIRED.**

**PLEASE MAINTAIN THESE DOCUMENTS UNTIL ACTUAL HEARING. THEY WILL NOT BE RE-ISSUED.**

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

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

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