

# Neptune Township ~ Planning Board Regular Meeting Agenda Wednesday October 28, 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 have 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
Mychal Mills
Rev. Paul Brown
Richard Culp
Sharon Davis, Chair
Janel Jones

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 Christopher Bedrosian, Acting Secretary

II. Flag Salute

## III. Correspondence:

a. Letter from Jennifer Beahm, PP, AICP dated October 22, 2015 with regard to Ordinance No. 15-49 of the Township of Neptune to Amend Section 419 of the Land Development Ordinance Entitled Flood Hazard Regulations by Amending the Architectural Design Requirements, introduced at the Township Committee meeting on October 26, 2015.

#### IV. Resolutions to be memorialized:

a. **Resolution #15-12 – Approving Certain Waivers – Raymond Jarmer** – Block 2908, Lot 11 – 702 Maple Avenue – Minor Subdivision.

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

b. Resolution #15-13 - Approving Preliminary and Final Site Plan – Jersey Shore University Medical Center – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – Hope Tower and Parking Garage.

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

## V. Applications under consideration for this evening:

- 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. **This matter was carried from the September 23, 2015 meeting with no further notice being required.** 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. **This matter was carried from the September 23, 2015 meeting with no further notice being required.** Applicant is represented by William P. Gannon III, Esq.
- c. **PB15/10 Raymond Jarmer** Block 2908, Lot 11 702 Maple Avenue Applicant is proposing a minor subdivision. Applicant is represented by Richard W. Hogan, Esq.

### VI. Adjournment:

- a. Next scheduled hearing will be a Regular Meeting on Wednesday, November 25, 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.

PB15/08 – 36 Westor is seeking a Minor Sul currently contains 2 re	ember 23, 2015 Meeting – No Further Notice Required**  n Street, LLC – Block 269, Lot 4 – 96 and 96 ½ Clark Avenue (Ocean Grove) – Applicant bdivision with associated variances to create 2 lots. The lot proposed to be subdivided esidential dwellings. Each of the proposed new lots will contain 1 of the existing Applicant is represented by Jennifer S. Krimko, Esq.
Previously Enclosed With September 23, 2 Agenda Package:	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)
Previously Enclosed	
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:	

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

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

PB15/05 - 11 Edge, I	ember 23, 2015 Meeting – No Further Notice Required**  LLC – Block 201, Lot 1.01 – 70 South Main Street (Ocean Grove) – Applicant is seeking with associated variances to create four individual lots. Applicant is represented by Esq.
Previously Enclosed With September 23, 2 Agenda Package:  Currently Enclosed:	Completeness Checklist & Applications (6/18/15) Correspondence from William P. Gannon III, Esq. (8/4/15) Community Impact Statement (undated) Copy of Application to Freehold Soil Conservation District (7/6/15) Copies of Monmouth County Planning Board Applications (7/6/15) Assignment of Lease (4/21/10) Survey of Property (3/20/15) Major Subdivision Plan (3/15/15) Witness List and Photograph Exhibits (9/11/15)
ourrently Enclosed.	Revised Withess List & Exhibit List (10/10/10)
Previously Enclosed Correspondence:  BOARD NOTES:	Freehold Soil Conservation District – Exemption Letter (8/21/15) Township Engineer's Memo (9/8/15) Board Planner's Review #1 (9/10/15) Board Engineer's Review Letter (9/16/15)
BOARD NOTES.	

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

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

With September 23, 2015 Agenda Package:	Application and Checklists for Subdivision and Variances (dated 7/21/15) Minor Subdivision Plan (1 sheet) (dated 6/4/15)
Currently Enclosed:	Minor Subdivision Plan (1 sheet) (Revised 10/14/15)
Previously Enclosed Correspondence:	Board Planner's Review Letter (8/19/15)
Currently Enclosed: BOARD NOTES:	Board Engineer's Review Letter (9/16/15)  Board Engineer's Review Letter (10/21/15)
Motion offered by	to be moved and second by
Ambrosio Bishon Po	ov Brown Culp Jones Lana Mills Vork Davis

\*\*NEW\*\* Had Waiver Hearing on September 23, 2015\*\*
PB15/10 – Raymond Jarmer – Block 2908, Lot 11 – 702 Maple Avenue – Applicant is proposing a minor

subdivision. Applicant is represented by Richard W. Hogan, Esq.

**Previously Enclosed**