



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday August 24, 2016 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. 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 and Flag Salute:

Richard Ambrosio
~~John Bonney - Excused~~
Dr. Michael Brantley
Rev. Paul Brown
Keith P. Cafferty (Alt #1)

Richard Culp
Dyese Davis
Robert Lane, Vice-Chair
Mychal Mills
Sharon Davis, Chair

Also Present: Mark Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Jennifer C. Beahm, Board Planner
Robin DeCorso of Torro Reporting, LLC
Kristie Armour, Board Secretary

II. Correspondence:

- a. **Public Notice from Monmouth County Planning Board** – Monmouth County Planning Board will be holding a public hearing to consider adoption of the Monmouth County Master Plan on Monday, September 19, 2016 at 2:00 PM in the Monmouth County Planning Board Conference Room, Hall of Records Annex, 2nd Floor, 1 East Main Street, Freehold, New Jersey, 07728.

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

III. Resolutions to be memorialized:

- a. **Resolution #16-20 – Adopt Housing Plan Element and Fair Share Plan prepared by Jennifer C. Beahm, PP, AICP of CME Associates, dated July 13, 2016**

Those Eligible to Vote: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Mychal Mills, and Sharon Davis

IV. Applications under consideration for this evening:

- a. **PB16/04 – Ebenezer Church of God of Prophecy – Block 713, Lot 2 – 1418 Monroe Avenue** – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to construct a church with appurtenant site improvements including drives, parking, site lighting, landscaping, and associated improvements. The Applicant was granted certain waivers on May 25, 2016 in order to satisfy application completeness. Applicant is represented by Thomas J. Hirsch, Esq.

V. Superior Court Referral:

- a. **PB13/05 – Wayside Associates, LLC (Mi Place at Wayside)**

VI. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, September 28, 2016 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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Previously Enclosed
w/ May 25, 2016 Agenda
for Waiver Hearing:

- Completeness Checklist & Application for Site Plans (Received 4/18/16)
- Copy of Deed (Recorded 10/15/14)
- Topographic Survey (10/25/15)
- Reduced Copy of Site Plans (10 sheets) (3/4/16)
- Stormwater Management Analysis (3/4/16)

**Currently Enclosed
w/ this August 24, 2016
Agenda Package:**

- Environmental Impact Assessment (EIS) (8/12/16)
- Aerial Vicinity Map (undated)
- Stormwater Management Analysis (3/4/16)
- Inspection & Maintenance Manual (8/12/16)
- Soil Logs & Permeability Test Results (9/2015)
- Topographic Survey (8/11/16)
- Architectural Plans (8/11/16)
- Preliminary and Final Site Plans (8/11/16)

Correspondence:

- Township Engineer’s Review (6/6/16)
- Board Planner’s Review #1 (6/9/16)
- Board Engineer’s Review #1 (6/20/16)
- Township Engineer’s Review #2 (8/16/16)
- Board Planner’s Review #2 **(to follow)**
- Board Engineer’s Review #2 **(to follow)**

Board notes:

Motion offered by _____ to be moved and second by _____

Ambrosio___ Bonney **ABSENT** Brantley ___ Rev. Brown ___ Culp ___ D. Davis ___ Lane___ Mills ___

S. Davis ___ Alternates: Keith P. Cafferty (Alt 1) ___

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