



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Minutes  
Wednesday January 25, 2017 - 7:09 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

Present: Richard Ambrosio, John Bonney, Dr. Michael Brantley (arrives at 7:13 PM), Rev. Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, Robert Lane, Mychal Mills, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: None.

**OPENING:** Meeting called to order by Chair Davis. Ms. Davis advised the public of the fire exits and how the meeting will proceed.

**CORRESPONDENCE:**

1. Letter dated November 4, 2016 from NJDEP State Forest Service to Environmental/Shade Tree Commission informing that the Township of Neptune's 5-year Community Forestry Management Plan for 2017-2021 has been approved – Rich Ambrosio comments as representative of the Environmental/Shade Tree Commission. Pastor Brown requests a copy of the Community Forestry Management Plan as well as a presentation by the Commission at some point.

**RESOLUTIONS MEMORIALIZED:** None.

**DISCUSSIONS:**

**PB16/11 – Linus Holding Corp.** – Block 209, Lot 1 – 58-60 Main Avenue – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to add a third-floor to an existing mixed-use structure along with associated improvements. Applicant is represented by Andrew J. Karas, Esq.

**NO APPEARANCE WAS REQUIRED FOR THIS APPLICANT AS CORRESPONDENCE HAS BEEN ISSUED BY THE BOARD ATTORNEY REGARDING SAME AND THE PLANNING BOARD IS NOT ACCEPTING JURISDICTION AT THIS TIME. THEREFORE THIS APPLICATION WILL NOT BE HEARD.**

**PB16/12 – BREW 35, Inc. (The Headliner)** – Block 5606, Lots 2-14 – Applicant is requesting Amended Site Plan approval to renovate the existing outdoor deck area and replace the old, damaged bar areas with new bar areas as well as install a pool and cabanas in the area which was previously the west end of the deck and the volley ball courts. The volleyball courts are proposed to be moved adjacent to the new pool area. There are no modifications proposed to the existing building nor an increase in the area which is presently licensed at this time.

Applicant is represented by Gregory W. Vella, Esq.

Applicant is in the process of replacing damaged areas from Sandy and updating/upgrading facilities.

The Engineer for the project is sick and could not make this evening's meeting.

Tom Sueta – Owner – 20 Vernon Avenue – Neptune. Mr. Sueta indicates he has been an owner since May 1996. The building has been there since the late 1950's.

Original survey presented and discussed existing conditions/set-up. The lot in which the old Polo Club was located is now being rented for parking purposes.

Exhibit A-1 marked which is a 3-page handout with photos containing existing conditions, proposed renderings and aerial views prepared by R2A Architects.

There are proposed cabanas, seating, tables and the owner is hoping to expand the business to serve lunch during the day. The cabanas being proposed are not permanent.

Tents and cabanas will be dismantled and stored off season.

This is an upgrade to the current conditions in hopes to increase business and become more diverse.

The existing fence is weathered since Sandy and in disrepair. Would like a 6-8 foot fence in this area for security purposes.

There is a lease agreement with the adjacent lot owner with regard to parking.

Owner is hoping to extend hours of operation from 11:00 AM to 2:00 AM – 7 days a week during the summer months.

Currently summer hours are 6:00 PM–2:00 AM – Monday thru Thursday, 4:00 PM–2:00 AM Fridays, 8:00–2:00 AM on Saturdays, and 2:00 PM - 2:00 AM on Sundays.

Winter hours are Friday 4 PM-2 AM, Saturday 9-2 AM, Sunday 12 PM-9 PM (not open every Sunday), and Monday 7 PM-2AM

The number of employees in the winter is approx. 5-15 per night @ 1 time and in the summer approx. 40-50 per night @ 1 time.

It is agreed applicant will make refuse area compliant to current standards.

Food, liquor, beer, soda, and CO2 are delivered through the front door area prior to business hours.

The proposed pool will be 25 x 30 x 3.5 feet deep (wading pool)

Monmouth County Board of Health supervises pools in commercial establishments.

Pool is proposed to be closed off at night utilizing fencing and security.

Some items were reviewed within the Planner and Engineer's reports which can be testified to by the owner. Other items will be addressed when Applicant's Engineer is available to provide testimony.

Meeting is open to the public – no public appeared – public portion closed.

This matter is carried to the February 22<sup>nd</sup> meeting with no further notice being required.

### **ADJOURNMENT:**

Next scheduled meeting will be our Regular Meeting on Wednesday, February 22, 2017 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dyese Davis, moved and seconded by Richard Culp, all in favor. Meeting closed at 8:17 PM.