



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday June 28, 2017 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 and Flag Salute:**

Richard Ambrosio  
John Bonney  
Mayor, Dr. Michael Brantley  
Rev. Paul Brown, Vice Chair  
Keith P. Cafferty (Alt. #1)  
Richard Culp

Dyese Davis  
Linda Kornegay (Alt. #2)  
Robert Lane  
Mychal Mills - **EXCUSED**  
Sharon Davis, Chair

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

**II. Correspondence: None.**

**III. Resolutions to be memorialized:**

- a. **Resolution #17-10 – Preliminary and Final Major Site Plan Approval – Wayside Associates, LLC** – Block 2001, Lot 17 (Formerly known as Block 1006, Lots 14.01 & 16) – 740 Wayside Road – This approval is also part of a settlement of litigation known as Wayside Associates, LLC v. Neptune Township Planning Board.
- b. **Resolution #17-11 – Minor Subdivision Approval - GVF Construction** – Block 4916, Lot 1 – 168 Hillside Drive.

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).

#### IV. Applications under consideration for this evening:

- a. **PB15/10 (aka PB17/05) – Raymond Jarmer (aka Dykeman Associates, Inc.)** – Block 2908, Lot 11 – 702 Maple Avenue – Due to the time lapse in negotiating the original contract of sale and the passing of Mr. Jarmer in 2016, the current Contract Purchaser is requesting an extension of time to be in full compliance with the Resolution in order to be able to file the approved Minor Subdivision Map with the County Clerk’s Office and ultimately proceed to the Construction Phase of the project.
- b. **PB17/01 – DeVimy Equities, LLC (Family Dollar)** – Block 808, Lots 5, 6, 7, & 8 – Route 35, Monroe Ave, and W. Bangs Ave (Route 35 & W. Bangs Redevelopment Area) – Applicant is seeking Preliminary and Final Major Site Plan to develop a retail shopping center containing a Family Dollar. Applicant is represented by Jennifer S. Krimko, Esq. **\*\*RECEIVED E-MAIL REQUEST FROM JENNIFER S. KRIMKO, ESQ. TO ADJOURN THIS MATTER TO THE JULY 26, 2017 MEETING DATE WITHOUT FURTHER NOTICE BEING REQUIRED\*\***
- c. **PB17/02 – VASM, LLC** – Block 209, Lot 5 – 44 Main Avenue (Ocean Grove) – Applicant proposes to construct a one-story addition with a basement to the existing one-story retail structure along with associated site improvements. Applicant is represented by Jennifer S. Krimko, Esq.

#### V. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, July 26, 2017 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.



**PB17/01 – DeVimy Equities, LLC (Family Dollar)** – Block 808, Lots 5, 6, 7, & 8 – Route 35, Monroe Ave, and W. Bangs Ave (Route 35 & W. Bangs Redevelopment Area) – Applicant is seeking Preliminary and Final Major Site Plan to develop a retail shopping center containing a Family Dollar. Applicant represented by Jennifer S. Krimko, Esq.

Previously Enclosed  
w/ May 24, 2017

Agenda:                   Completeness Checklist & Application for Site Plan (Rec'd 3/16/17)  
                                  Stormwater Management, Groundwater Recharge and Water Quality Analysis (3/2017)  
                                  Traffic Impact Study (March 10, 2017)  
                                  Environmental & Community Impact Statement (3/2017)  
                                  Architectural Plans (2 sheets) (3/15/17)  
                                  ALTA/NSPS Land Title Survey (3/10/17)  
                                  Preliminary and Final Site Plans (17 sheets) (2/23/17)

Previously Enclosed  
Correspondence:

Traffic Bureau Comments (5/5/17)  
Environmental/Shade Tree Comments (5/15/17)  
Economic Development Corporation (EDC) Comments (5/2017)  
Board Planner's Review (5/3/17)  
Monmouth County Planning Board & Engineer Review (5/8/17)

**BOARD NOTES:**

**\*\*RECEIVED E-MAIL REQUEST FROM JENNIFER S. KRIMKO, ESQ. TO ADJOURN THIS MATTER TO THE JULY 26, 2017 MEETING DATE WITHOUT FURTHER NOTICE BEING REQUIRED\*\***

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

Ambrosio \_\_\_ Bonney \_\_\_ Dr. Brantley \_\_\_ Rev. Brown \_\_\_ Culp \_\_\_ D. Davis \_\_\_ Lane \_\_\_ Mills \_\_\_ S. Davis \_\_\_

Alternates:   Keith P. Cafferty (Alt 1) \_\_\_\_\_                   Linda Kornegay (Alt 2) \_\_\_\_\_

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