



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday July 26, 2017 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, Robert Lane, Mychal Mills (arrived 7:15 PM), Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP – Board Engineer, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: Mayor Dr. Michael Brantley and Mychal Mills (arrived 7:15 PM)

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

RESOLUTIONS MEMORIALIZED:

Resolution 17-13 – 1-year Extension of Time Approval to Perfect Minor Subdivision – Dykeman Associates, Inc. (Raymond Jarmer Subdivision) – Block 2908, Lot 11 – 702 Maple Avenue

Resolution 17-14 – Site Plan Approval – VASM, LLC – Block 209, Lot 5 – 44 Main Avenue (Ocean Grove)

Resolution 17-15 – 1-year Extension of Time Approval Major Subdivision and Site Plan – Victoria Estates, LLC – Block 3301, Lots 32-55 and Block 3302, Lots 1-14 – Highway 33, Victoria Lane, Marianne Way, and Candice Court.

APPLICATIONS:

PB15/15 – 645 Neptune Holdings, LLC – Block 816, Lot 5.02 – 635 Neptune Boulevard – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to construct a school bus transit center for operation and storage of school buses. Applicant had a waiver hearing on December 23, 2015 at which time certain waivers were granted by the Board for completeness purposes. Applicant is represented by Mark A. Steinberg, Esq.

****RECEIVED E-MAIL REQUEST FROM MARK A. STEINBERG, ESQ. TO WITHDRAW THIS APPLICATION AS A NEW APPLICATION WITH A NEW PROPOSAL WILL BE SUBMITTED FOR THIS PROPERTY AT A LATER DATE****

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 AUGUST 23, 2017 MEETING DATE WITHOUT FURTHER NOTICE BEING REQUIRED, SUBJECT TO THE APPLICANT'S RIGHT TO RENOTICE IF NECESSITATED BY THE SUBMISSION OF NEW PLANS****

PB17/04 – Neptune Hotel, LLC c/o The Onix Group – Block 4006, Lot 1 – Applicant is seeking Preliminary and Final Site Plan approval to construct a 5-story hotel in lieu of the previously approved restaurant pad site on the property. Applicant is represented by Mark Aikins, Esq.

****RECEIVED REQUEST FROM MARK AIKINS, ESQ. TO ADJOURN THIS MATTER TO THE AUGUST 23, 2017 MEETING DATE. NEW NOTICE WILL BE PROVIDED FOR THE AUGUST MEETING DATE.****

PB17/08 – Victoria Estates, LLC – Block 3301, Lots 32-55 and Block 3302, Lots 1-14 (formerly known as Block 7018, Lot 9) – Highway 33, Victoria Lane, Marianne Way, and Candice Court – In the process of effectuating the transition of ownership interests and rights from Neptune Estates, LLC to Victoria Estates, LLC, it was discovered that the currently “protected period” relative to the Resolutions of Approval for the project were set to expire on June 30, 2017; therefore, the new owner is now requesting a 1-year Extension of the existing approvals commencing as of July 1, 2017 to afford them the opportunity to commence efforts to resume the completion of the subject residential development. Applicant is represented by Robert J. McGowan, Esq.

Robert J. McGowan, Esq. appeared on behalf of the Applicant.

This request is for a second 1-year extension on the original approvals of 2008 and 2010.

****Mychal Mills arrived at 7:15 PM****

Based upon the information provided to the Board, a motion to approve the request for a one-year extension of Major Subdivision and Amended Site Plan approves was offered by John Bonney, moved and seconded by Dyese Davis.

Those who voted YES: John Bonney, Bishop Paul Brown, Richard Culp, Dyese Davis, Robert Lane, Keith P. Cafferty, Linda Kornegay, and Sharon Davis.

Those who ABSTAINED: Richard Ambrosio.

Those ABSENT: Dr. Mayor Michal Brantley and Mychal Mills

Those who voted NO: None.

ADJOURNMENT:

The next scheduled meeting will be our Regular Meeting on Wednesday, August 23, 2017 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by John Bonney, moved and seconded by Robert Lane, all in favor. Meeting closed at 7:17 PM.