



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday July 26, 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  
Bishop Paul Brown, Vice Chair  
Keith P. Cafferty (Alt. #1)  
Richard Culp

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

Also Present: Mark G. 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: None.**

**III. Resolutions to be memorialized:**

- a. **Resolution #17-13 – 1-year Extension of Time to Perfect Minor Subdivision – Raymond Jarmer (aka Dykeman Associates, Inc.) – Block 2908, Lot 11 – 701 Maple Avenue**
- b. **Resolution #17-14 – Site Plan Approval - VASM, LLC – Block 209, Lot 5 – 44 Main Avenue (Ocean Grove)**

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. **PB15/15 – 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\*\***
- 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 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\*\***
- c. **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.
- d. **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.

#### V. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, August 23, 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.

**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.

Previously Enclosed w/ 12/23/15 and 1/27/15 and 2/24/16 Agenda Packages:

- Application and Checklists for Site Plan (dated 12/10/15)
- Deed of Subdivision (12/4/11)
- Zoning Officer's Denial (10/22/15)
- Building Specifications (5/21/15)
- Drainage System Design Report (1/8/16)
- Statement of Environmental Impact (1/11/16)
- Traffic Study (1/13/16)
- Preliminary and Final Site Plans (11 Sheets) (1/8/16)
- Preliminary and Final Site Plans (13 sheets) (1/27/16)
- Building Narrative, Photo, and Architecturals (1/19/16)
- Phase I Environmental Assessment (1/30/08)
- Drainage System Design Report (2/11/16)

Previously Enclosed Correspondence:

- Township Engineer's Completeness Review (12/17/15)
- Traffic Bureau Comments (1/20/16)
- Township Engineer's Review Report (1/21/16)
- Board Planner/Engineer's Review Report #1 (1/25/16)
- Monmouth County Planning Board (2/8/16)
- Environmental/Shade Tree Commission's Review (2/18/16)
- Board Planner/Engineer's Review Report #2 (2/22/16)
- Township Engineer's Review Report #2 (2/22/16)
- Board's Traffic Consultant's Review (7/5/16)

Board notes:

**\*\*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\*\***

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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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 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\*\***

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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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Enclosed:      Completeness Checklist and Application for Site Plans (Rec'd 5/1/17)  
                    Zoning Officer's Denial of Permit (5/2017)  
                    Application for Zoning Permit (4/27/17)  
                    Copy of Deed (8/22/11)  
                    Location Survey (11/30/12)  
                    Architectural Plans (2 sheets) (3/1/17)  
                    Amended Preliminary and Final Site Plans (13 sheets) (5/16/17)  
                    McDonough & Rea Traffic Impact Analysis (6/28/17)  
                    Fiscal Impact Statement (June 2017)  
                    Environmental Impact Statement (6/20/17)  
                    Freehold Soil Conservation Certification Letter (6/2/17)

Correspondence:      Environmental/Shade Tree Commission Comments (7/19/17)  
                                 Traffic Consultant's Comments (7/12/17)  
                                 Neptune Fire Prevention Bureau Comments (6/21/17)  
                                 Neptune Traffic Bureau Comments (6/5/17)

**BOARD NOTES:**

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