



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday August 23, 2017 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
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
Lou Luglio, PE, PTOE, Board Traffic Consultant
Robin DeCorso of Torro Reporting, LLC
Kristie Armour, Board Secretary

II. Correspondence:

- a. Legal Notification regarding application to NJDEP under Coastal Zone Management General Permit #2. Activities proposed include beach and dune maintenance and post storm repair to beach areas as required.

III. Resolutions to be memorialized: None.

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

IV. Under consideration for this evening:

Waiver Hearing ONLY:

- a. **PB17/07 – Wells Fargo Bank** – Block 1703, Lot 9 – 100 Fortunato Place – Applicant has submitted an application for Minor Site Plan approval for proposed lighting which is required for security purposes; however, it is necessary to review the various waivers requested/associated with the project prior to the application being deemed complete and/or further consideration by the Board. Applicant is represented by Michael Peacock, Esq.

Applications:

- b. **PB14/03 – Rose & Miriam Pierre** – Block 610, Lot 5 – 329 Fisher Avenue – Applicants are proposing a Minor Subdivision. Applicants are represented by Dwight P. Ransom, Esq.
- c. **PB15/07 – JERSEY SHORE UNIVERSITY MEDICAL CENTER** – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – Applicant is seeking an amendment/modification to the Resolution of Approval in order to permit the opening of the HOPE Tower building for use and occupancy prior to receiving NJDOT Approval. Applicant is represented by Peter S. Falvo, Esq.
- d. **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.
- e. **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, September 27, 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.

PB17/07 – Wells Fargo Bank – Block 1703, Lot 9 – 100 Fortunato Place – Applicant has submitted an application for Minor Site Plan approval for proposed lighting which is required for security purposes; however, it is necessary to review the various waivers requested/associated with the project prior to the application being deemed complete and/or further consideration by the Board. Applicant is represented by Michael Peacock, Esq.

Enclosed: Correspondence from Michael R. Peacock, Esq. (7/26/17)
Approval of Landlord for Improvements (5/4/17)
Completeness Checklists & Applications Minor Site Plans/Variences (6/27/17)
Copy of Deed (12/30/82)
Copy of Prior Resolution of Approval (10/4/78)
Reduced Size Lighting Plan & Details (5/2/17)

Correspondence: Township Engineer’s Completeness Review (8/4/17)

Board notes:

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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PB15/07 – JERSEY SHORE UNIVERSITY MEDICAL CENTER – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – Applicant is seeking an amendment/modification to the Resolution of Approval in order to permit the opening of the HOPE Tower building for use and occupancy prior to receiving NJDOT Approval. Applicant is represented by Peter S. Falvo, Esq

Enclosed: Correspondence from Peter Falvo, Esq. to Chair Davis (6/27/17)
Transmittal Letter (8/8/17)
Proposed Changes to Various Intersections/Striping along Corlies Ave per DOT (5/26/17)

Board notes:

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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)

Currently Enclosed: Completeness Checklist & Application for Site Plan (Rec'd 3/16/17)
Summary of Variance and Design Waiver Requests (July 2017)
Quit Claim Deed (1/3/11)
Stormwater Management, Groundwater Recharge and Water Quality Analysis (7/2017)
Environmental & Community Impact Statement (7/2017)
Traffic Impact Study (Revised July 6, 2017)
ALTA/NSPS Land Title Survey (3/10/17)
Architectural Plans (7/11/17)
Preliminary and Final Site Plans (20 sheets) (6/27/17)

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)

Currently Enclosed: Neptune Fire Prevention Review (7/31/17)
Board Traffic Consultant's Review (8/8/17)
Board Engineer & Planner's Review (8/16/17)

BOARD NOTES:

Motion offered by _____ to be moved and second by _____

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Previously Enclosed
w/July 26, 2017

- Agenda: 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)

Currently Enclosed: **Architectural Plans (2 sheets) (5/24/17)**
Amended Preliminary and Final Site Plans (13 sheets) (8/9/17)

Previously Enclosed

- 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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