



**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday April 24, 2013 - 7:00 P.M.
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Sharon Davis, Mel Hood, Fred Porter, Tassie York, Robert Lane, Rev. Paul Brown, Joseph Shafto, Mark Kitrick, Esq. Attorney to the Board, Peter Avakian, PE Board Engineer, Jennifer C. Beahm, PP, AICP Board Planner, and State Shorthand Reporting.

Absent: Richard Ambrosio, Randy Bishop, Ray Huizenga, and Jason Jones

OPENING:

Meeting called to order by Joseph Shafto, Chairman at 7:00 PM. Mr. Shafto advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE:

Ordinance No. 13-17 of the Township of Neptune Amending and Supplementing the Land Development Ordinance Volume II, Article II - Definitions, Section 201 entitled "Definitions", Article IV - Zoning District Regulations, Section 411.07 entitled "Porches and Decks", Article VIII Application Submission Requirements, Section 802A entitled "Development Application Completeness Checklist" and Section 802B entitled "Completeness Checklist for Use Variance and Bulk Variance Requests", introduced at the Township Committee meeting on April 22, 2013. Mark Kitrick, Esq. explained procedure of consistency determination and intent. Jennifer Beahm stated she found Ordinance consistent with the Master Plan.

RESOLUTIONS ADOPTED & MEMORIALIZED:

PB13-07 – Resolution Approving and Finding an Amendment to Land Development Ordinance, Volume II, Section 411 Entitled "Supplementary Zoning regulations for Residential Zones", Section 802A entitled "Development Application Completeness Checklist" and Section 802B Entitled "Completeness Checklist for Use Variance and Bulk Variance Request" Advances the Planning Objectives of the Neptune Township Master Plan.

DISCUSSIONS:

PB13/01 - Block 231, Lots 36-38 – 702 Highway 35 – submitted by Hasrat Haroon, represented by Jennifer Krimko, Esq. – applicant is proposing internal building and site plan improvements to convert the previous use of a coin-operated laundry and dry cleaning facility into two units for use as an eat-in/take-out restaurant (approximately 1,450 square feet) and office space (approximately 1,300 square feet).

Applicant represented by Jennifer Krimko, Esq.

Applicant's professionals - John Truhan, PE, PP and James J. Monteforte, AIA – sworn in.

Exhibits presented/entered:

A-1 – Minor Site Plan (5 sheets) prepared by John S. Truhan Consulting Engineers, Inc. dated October 24, 2012, last revised March 11, 2013.

A-2 – Architectural Floor Plan (1 sheet) prepared by Monteforte Architectural Studio, LLC, dated November 14, 2012, unrevised.

A-3 – Color Rendering of Sheet 2 of 4 (Minor Site Plan) prepared by John S. Truhan Consulting Engineers, Inc. dated December 10, 2012, last revised April 18, 2013.

A-4 – E-mail from Jennifer Krimko to Peter Avakian – NJDOT authorization to make improvements within the Right-of-Way.

A-5 – Sign Details – unsigned/undated.

Testimony provided by John S. Truhan, PE describing proposed project.

Jennifer Krimko stated a Phase I was not necessary to be provided because there is no change in ownership.

Applicant agrees to curbing around pavement and dumpster area.

Peter Avakian reiterated his review letter and concerns with the site.

Jennifer Beahm reviewed her review letter and concerns with the site.

Per testimony there will be 3 employees per shift and Applicant agrees to comply with Ordinance regarding hours. There will only be small truck deliveries.

Testimony provided by Mr. Monteforte with regard to Architecture.

Testimony provided by June Applegate residing at 2 Courtland Street – Property Owner/Landlord.

Revised Engineering plans will be required to show building lighting, curbing, and amendments testified to at the hearing.

Based upon the application before the Board, a motion was offered by Sharon Davis to approve the application with conditions, moved and seconded by Tassie York.

Those who voted YES: Sharon Davis, Mel Hood, Fred Porter, Tassie York, Robert Lane, Rev. Paul Brown, and Joseph Shafto.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Richard Ambrosio, Randy Bishop, Ray Huizenga, and Jason Jones

ADJOURNMENT:

Motion to adjourn at 9:40 p.m. made by Joseph Shafto and seconded by Sharon Davis. All in favor. Next regularly scheduled Planning Board meeting will be held on Wednesday, May 22, 2013 at 7:00 PM.

Minutes submitted by Kristie Armour, Board Secretary.