



# Neptune

Township - NJ

*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday October 22, 2014 – 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. Toward the end of the meeting it will be announced that no new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

The following procedure will be followed:

It is the Board's policy to adhere to the following procedure; after testimony by the applicant's attorney or his professional, questions will follow by the members of the Planning Board; at the direction of the Chair 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. We ask that questions are directed to the Chair, 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  
Randy Bishop  
Rev. Paul Brown  
Sharon Davis  
Robert Lane

Fred Porter  
Joseph Shafto  
Tassie York  
Mel Hood (Alternate #2)

Also Present: Mark G. Kitrick, Esq. Board Attorney  
Peter R. Avakian, Board Engineer  
Jennifer Beahm, Board Planner

## II. Correspondence:

- a. Township Committee Resolution #14-461 – Approval of the removal of Jason Allen Jones and Raymond Huizenga from the Neptune Township Planning Board due to Absenteeism pursuant to NJSA 40A:9-12.1
- b. Ordinance No. 14-39 of the Township of Neptune to Amend the Land Development Ordinance of the Township by Rezoning Certain Properties along Route 66 to C-1 Planned Commercial Development Zone and Repealing Ordinance No. 14-24, introduced at the Township Committee meeting on September 22, 2014.

## III. Resolutions to be memorialized:

- a. None.

## IV. Courtesy Review:

- a. **Monmouth County Vocation School** – (Block 3000, Lot 42 – 105 Neptune Boulevard) – Proposed Building Site Sign.
- b. **Hamilton First Aid Squad** – (Block 1304, Lot 7.01 – 3600 Highway 33) – Proposed building renovation to increase the height of the garage roof to accommodate new ambulances.

## V. Waiver Hearing:

- a. **PB14/07 – VB Heritage, LLC** – Block 9002, Lot 9 – 3029 W. Bangs Avenue – Applicant is proposing a 4 lot major subdivision; 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.

## VI. Applications under consideration for this evening:

- a. **PB13/05 – WAYSIDE ASSOCIATES, LLC (Mi Place at Wayside)** (Block 1006, Lots 14.01 & 16) – 740 Wayside Road – Applicant is seeking Major Site Plan approval to construct 85 apartments (revised from the originally proposed 96 apartments then 89 apartments) now consisting of thirty-four (34) 1-bedroom units, thirty-three (33) 2-bedroom units, and eighteen (18) 3-bedroom units.

## VII. Adjournment:

- a. Next scheduled hearing will be a Regular Meeting on Wednesday, November 26, 2014 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.

**\*Partially Heard on July 23, 2014 and September 17, 2014\*\* PB13/05 – WAYSIDE ASSOCIATES, LLC (Mi Place at Wayside)** (Block 1006, Lots 14.01 & 16) – 740 Wayside Road – Applicant is seeking Major Site Plan approval to construct 85 apartments (revised from the originally proposed 96 apartments then 89 apartments) now consisting of thirty-four (34) 1-bedroom units, thirty-three (33) 2-bedroom units, and eighteen (18) 3-bedroom units.

**Previously Enclosed  
With May 28, 2014 &  
June 11, 2014, July 23, 2014 &  
September 17, 2014  
Agenda Packages:**

- 10/11/13 Completeness Checklist and Application for Site Plan
- 09/16/13 Deed – Filed with County on 10/3/13
- 02/14/14 Stormwater Management Report
- 10/29/13 Traffic Impact Analysis
- 10/10/13 Environmental & Community Impact Statement
- 02/25/14 Architectural Plans prepared by Barton Partners (15 sheets)
- 05/10/06 Topographic Plan prepared by Van Cleef Engineering Associates (1 sht)
- 11/24/13 Preliminary and Final Major Site Plans prepared by PDS (25 sheets)
- 05/21/14 Board Planner's Review Report
- 04/10/14 Environmental/Shade Tree Comments
- 04/04/14 Traffic Bureau Comments
- 12/09/13 Monmouth County Planning Board – Conditional Approval
- 11/20/13 Freehold Soil Conservation District – Initial Application Review
- 11/06/13 Neptune Fire Prevention Bureau Comments
- 05/29/14 Updated Neptune Fire Prevention Bureau Comments
- 05/28/14 Revised Environmental & Community Impact Statement
- 08/11/14 Freehold Soil Conservation District – Review of Revisions
- 05/29/14 Dynamic Traffic LLC – Additional Traffic Data
- 08/26/14 Revised Environmental & Community Impact Statement
- 08/26/14 Revised Stormwater Management Report
- 08/27/14 Color Architecturals prepared by Barton Partners
- 08/27/14 Revised Preliminary & Final Major Site Plan (28 Sheets)
- 09/04/14 Revised Review performed by Board's Traffic Consultant
- 09/11/14 Board Planner's Review Report #3
- 09/15/14 Board Engineer's Review Report #2
- 09/12/14 Township Engineer's Review Report #3

**Currently  
Enclosed:**

- 10/03/14 Transmittal Letter from PDS to Planning Board outlining changes.
- 10/02/14 Revised Environmental & Community Impact Statement
- 10/02/14 Revised Stormwater Management Report
- 10/02/14 Stormwater Management System O&M Manual
- 10/03/14 Color Architecturals prepared by Barton Partners (22 sheets)
- 10/03/14 Revised Preliminary & Final Major Site Plans (29 sheets)

**Board notes:**

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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).

**BOARD NOTES Continued:**

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

Ambrosio \_\_\_ Bishop \_\_\_ Rev. Brown \_\_\_ Davis \_\_\_ Lane \_\_\_ Porter \_\_\_ York \_\_\_ Shafto \_\_\_

Alternates: Mel Hood (Alt 2) \_\_\_

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).

RESOLUTION #14-461 – 9/22/14

APPROVE REMOVAL OF JASON ALLEN JONES AND RAYMOND HUIZENGA FROM  
THE NEPTUNE TOWNSHIP PLANNING BOARD DUE TO ABSENTEEISM  
PURSUANT TO N.J.S.A. 40A:9-12.1

WHEREAS, N.J.S.A. 40A:9-12.1 establishes the basis for an office of any person appointed as being deemed vacant; and

WHEREAS, N.J.S.A. 40A:9-12.1(g) establishes that in any case where a member of a board fails to attend and participate at meetings of a public body for a period of eight consecutive weeks, or for four consecutive regular meetings, whichever shall be of a longer duration, the appointing authority may officially remove said member, construe the position as vacant, and fill the position or office for the unexpired term of said member, pursuant to N.J.S.A. 40A:9-12.1(h); and

WHEREAS, Raymond Huizenga has not attended any Planning Board Meetings for year 2014, and Jason Allen Jones has missed four consecutive Planning Board Meetings from May, 2014 through August, 2014, and Jason Allen Jones has only attended one Planning Board Meeting in 2014.

THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Neptune that the governing body hereby finds the positions held by Jason Allen Jones and Raymond Huizenga on the Neptune Township Planning Board vacant pursuant to N.J.S.A. 40A:9-12.1, as a result of the Township Committee's official action in removing Jason Allen Jones and Raymond Huizenga from the Planning Board for failure to attend four or more consecutive meetings in the year 2014 in accordance with N.J.S.A. 40A:9-12.1(g), effective with the adoption of this resolution, and shall separately, after the adoption of this resolution, fill the aforesaid positions for the unexpired terms in the manner prescribed by law; and,

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Administrative Officer to the Planning Board.

CERTIFICATION

I HEREBY CERTIFY THE ABOVE TO BE A TRUE  
COPY OF A RESOLUTION ADOPTED BY THE  
TOWNSHIP COMMITTEE OF THE TOWNSHIP  
OF NEPTUNE ON 09/22/2014



Richard J. Cuttrell, Municipal Clerk

ORDINANCE NO. 14-39

AN ORDINANCE TO AMEND THE LAND DEVELOPMENT  
ORDINANCE OF THE TOWNSHIP OF NEPTUNE BY  
REZONING CERTAIN PROPERTIES ALONG ROUTE 66 TO C-1  
PLANNED COMMERCIAL DEVELOPMENT ZONE AND  
REPEALING ORDINANCE NO. 14-24

WHEREAS, properties known and designated on the Tax Map of Neptune Township as Block 233, Lot 1; is currently zoned LI-Light Industrial, and,

WHEREAS, properties known as Block 1002, Lots 1 and 10 are zoned C-4 Route-66 East Commercial, and,

WHEREAS, properties known as Block 9000, Lots 24, 25, 25.01, 34, 35 and 35.01; Block 9025, Lots 49, 51, 52, 52.01, 54.01, 54.02, 67.01, 67.02, 67.03, and 68; Block 9029, Lots 9 and 10; Block 9033, Lot 13; Block 10000, Lots 5 and 29; and Block 10017, Lots 5 and 6 are presently zoned C-3 Route 66 West Commercial, and,

WHEREAS, Properties known as Block 10000, Lots 4, 7.03, 7.04, 7.05, 25, 27 and 28; are presently zoned PUD/R-1 Planned Unit Development, and,

WHEREAS, the aforementioned properties all front along the Route 66 Corridor, and,

WHEREAS, the rezoning of these properties to the C-1 Planned Commercial Zone will allow for a more consistent land use along the Route 66 Corridor, and,

WHEREAS, the proposed changes in zoning are consistent with the goals and objectives of former and current Township Master Plan documents. By way of example, the 2011 Comprehensive Master Plan recommends to evaluate the opportunity to consolidate commercial zoning districts along the Route 33, Route 35 and Route 66 corridors,

THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Neptune, County of Monmouth, that the Land Development Ordinance of the Township of Neptune is hereby amended as follows:

**SECTION 1. ZONING MAP AMENDED**

The "Zoning Map" of the Township of Neptune is hereby supplemented and amended to reflect the rezoning of the abovementioned properties to the C-1 Zone.

**SECTION 2. REPEALER**

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

**SECTION 3. INCONSISTENT ORDINANCES/REPEAL OF ORDINANCE NO. 14-24**

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency, including Ordinance No. 14-24 which is hereby repealed its entirety.

#### SECTION 4. SEVERABILITY

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

#### SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication according to law.

APPROVED ON FIRST READING:

APPROVED, PASSED, AND ADOPTED:

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Richard J. Cuttrell,  
Municipal Clerk

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Dr. Michael Brantley,  
Mayor