



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday September 28, 2016 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
Dr. Michael Brantley
Rev. Paul Brown
Keith P. Cafferty (Alt #1)

Richard Culp
Dyese Davis
Mychal Mills
Sharon Davis, Chair

Also Present: Mark 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:

- a. **Public Notice from Timothy S. Fitzpatrick** – Shark River Beach and Yacht Club will be submitting an application to NJDEP for authorization under General Permit 29 – Dredging and Management of Material from a Marina Deposited as a Result of a Storm Event. The proposed project includes mechanical dredging of 9,000 cubic yards of sediment from the Shark River Beach and Yacht Club. This project was previously approved, but the proposed disposal facility is no longer available; therefore, the dredged material is now proposed to be dewatered onsite and disposed of at Mazza and Sons Recycling Center at 3230 Shafto Road, Tinton Falls, NJ.

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

III. Resolutions to be memorialized:

- a. **Resolution #16-21 – Denial of PB13/05 – Wayside Associates, LLC (Mi Place at Wayside)**

Those Eligible to Vote: Rev. Paul Brown, Richard Culp, Dyese Davis, Robert Lane, Mychal Mills, and Sharon Davis

- b. **Resolution #16-22 – Approval of Site Plan – 16/04 – Ebenezer Church of God of Prophecy – Block 713, Lot 2 – 1418 Monroe Avenue**

Those Eligible to Vote: Richard Ambrosio, Dr. Brantley, Rev. Brown, Richard Culp, Dyese Davis, Robert Lane, Mychal Mills, Keith Cafferty, and Sharon Davis

IV. Waiver Hearing:

- a. **PB16/09 – Fifth Venture, LLC** – Block 3903, Lot 3 – 1200 Jumping Brook Road – Applicant is proposing a Minor Site Plan and Minor 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. Applicant is represented by Rick Brodsky, Esq.

V. Applications under consideration for this evening:

****RECEIVED REQUEST ON SEPTEMBER 21, 2016 FROM MARK A. STEINBERG, ESQ. TO ADJOURN THIS MATTER UNTIL OCTOBER 26, 2016 WITHOUT FURTHER NOTICE****

- 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 was also partially heard on January 27, 2016, February 24, 2016, and July 27, 2016. At the July 27, 2016 meeting, it was agreed to by the Applicant and the Board to have the Applicant return this evening with their LSRP to present testimony and address the Board’s concerns with regard to the environmental sensitivity of the site only. Applicant is represented by Mark A. Steinberg, Esq.

VI. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, October 26, 2016 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 was also partially heard on January 27, 2016, February 24, 2016, and July 27, 2016. Applicant is represented by Mark A. Steinberg, Esq.

Previously Enclosed w/ 12/23/15,
1/27/15, 2/24/16, and
7/27/16 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)
- Soil Testing Report (4/11/16)**
- Subsurface Investigation Report (4/8/16)**

Currently Enclosed:

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:

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Motion offered by _____ to be moved and second by _____

Ambrosio ___ Bonney ___ Brantley ___ Rev. Brown ___ Culp ___ D. Davis ___ Mills ___ S. Davis ___

Alternates: Keith P. Cafferty (Alt 1) ___

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