



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday January 27, 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
Dr. Michael Brantley
Rev. Paul Brown
Keith P. Cafferty (Alt #1)
Richard Culp

Dyese Davis
Sharon Davis, Chair
Janel Jones
Robert Lane, Vice-Chair
Mychal Mills

Also Present: Mark G. Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Jennifer C. Beahm, PP, AICP, Board Planner
Robin DeCorso of Torro Reporting, LLC
Kristie Armour, Board Secretary

II. Correspondence: None.

III. Resolutions to be memorialized:

- a. **Resolution #16-05 – Shark River Hills Estates** – Block 5305, Lot 1 – 101 S. Riverside Drive – Approval of 1-year Extension of Final Subdivision Approval.

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

- b. **Resolution #16-06 – 645 Neptune Holdings, LLC** – Block 816, Lot 5.02 – 635 Neptune Boulevard – Approval of Certain Waivers Requested for Completeness Determination.

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

- c. **Resolution #16-07 – Omni Centre Condo Association** – Block 1203, Lot 3 – 1900 Corlies Avenue (Omni Suites) – Approval of Minor Site Plan.

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

- d. **Resolution #16-08 – Connieann Acquisitions, Inc. (Parkview Hotel)** – Block 103, Lot 5 – 23 Sea View Avenue – Approval of Major Subdivision.

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

IV. Applications under consideration for this evening:

- a. **PB15/01 – JAMES LAWSON** – Block 909, Lot 7 – 2100 West Lake Avenue - Applicant is seeking an extension of time in which to file the Minor Subdivision Map with the Monmouth County Clerk's Office due to unforeseen circumstances.
- b. **PB16/01 – ESTATES AT VICTORIA LANE** – Block 3301 Lots 32-55 (Prior Block 7018, Lot 9) – Applicant is requesting a two-year extension of the period of protection regarding a change in zoning requirements and all other rights conferred under the prior Resolutions of Approval, collectively comprising the Final Major Subdivision Approval. Applicant is represented by Jeffrey Donner, Esq.
- c. **PB16/02 – EXXON** – Block 803, Lot 1 – Applicant is seeking Amended Minor Site Plan Approval to permit construction of a 12 s.f. LED pricing panel on an existing freestanding sign depicting gasoline prices only, which has not been previously authorized as a conditional use by the Board. Applicant is represented by Ronald Troppoli, Esq.
- d. **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 clarify issues that have risen since commencement of construction. Applicant is being represented by Jennifer S. Krimko, Esq. on behalf of Peter S. Falvo, Esq.
- e. **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.

V. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, February 24, 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.

