

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday January 28, 2015 – Immediately Following Re-Organization Meeting  
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:

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  
Richard Culp  
Sharon Davis

Janel Jones  
Robert Lane  
Mychal Mills  
Tassie York  
Silvester Griffin (Alternate #1)

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

**II. Correspondence:**

- a. Ordinance No. 15-08 of the Township of Neptune to Amend Sections 201 and 410 of the Land Development Ordinance by Establishing "Net Density Provisions Affecting Residential Zones", introduced at the Township Committee meeting on January 26, 2015.
- b. Ordinance No. 15-09 of the Township of Neptune to Amend Section 201 of the Land Development Ordinance by Amending the Definition of "Impervious Cover", introduced at the Township Committee meeting on January 26, 2015.

**III. Resolutions to be memorialized:**

- c. **Resolution #15-05 – VB Heritage, LLC** – Block 9002, Lot 9 – 3029 W. Bangs Avenue – Approval of 4-lot Major Subdivision.

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

**IV. 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.

**V. Adjournment:**

- a. Next scheduled hearing will be a Regular Meeting on Wednesday, February 25, 2015 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, September 17, 2014, October 22, 2014, December 10, 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,  
 October 22, 2014, and  
 December 10, 2014**

<b>Agenda Packages:</b>	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)
	10/19/13	Traffic Bureau Comments
	10/28/13	Monmouth County Planning Board – Incomplete
	11/06/13	Neptune Fire Prevention Bureau Comments
	11/15/13	Environmental/Shade Tree Comments
	11/20/13	Freehold Soil Conservation District – Initial Application Review
	12/09/13	Monmouth County Planning Board – Conditional Approval
	04/04/14	Traffic Bureau Comments
	04/10/14	Environmental/Shade Tree Comments
	05/21/14	Board Planner’s Review #2
	05/21/14	Board Engineer’s Review #1
	05/22/14	Township Engineer’s Review #1
	05/22/14	Board’s Traffic Consultant Review #1
	05/29/14	Updated Neptune Fire Prevention Bureau Comments
	06/25/14	Township Engineer’s Review Report #2
	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
	09/12/14	Township Engineer’s Review Report #3
	09/15/14	Board Engineer’s Review Report #2
	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)
	10/14/14	Board Planner’s Review Report #4
	11/12/14	Summary Review – Board’s Traffic Consultant
	11/24/14	Summary Review – Board Engineer

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).

