



**Neptune Township ~ Planning Board
Regular Meeting Minutes**

**Wednesday January 29, 2014 – Immediately following Reorganization Meeting (7:15 PM)
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Sharon Davis, Robert Lane, Joseph Shafto, Mel Hood, Mark Kitrick, Esq. attorney to the Board, Peter Avakian Board Engineer, Jennifer Beahm Board Planner, and State Shorthand Reporting.

Absent: Jason Allen Jones, Fred Porter, Tassie York, and Ray Huizenga

OPENING:

Meeting called to order by Chairman Joseph Shafto at 7:15 PM. Mr. Shafto advised the public of the fire exits and how the meeting will proceed.

RESOLUTIONS ADOPTED & MEMORIALIZED:

RESOLUTION #14-05 - Resolution Approving and Finding the Proposed Amendment to the Land Development Ordinance (Ordinance No. 14-02) Advances the Planning Objectives of the Neptune Township Master Plan.

RESOLUTION #14-06 – Resolution Approving and Finding the Proposed Amendment to the Land Development Ordinance (Ordinance No. 14-04) Advances the Purposes of the Planning and Zoning and Advances the Planning Objectives of the Neptune Township Master Plan.

RESOLUTION #14-07 – Resolution Approving and Finding the Proposed Amendment to the Land Development Ordinance (Ordinance No. 14-05) Advances the Purposes of Planning and Zoning and Advances the Planning Objectives of the Neptune Township Master Plan.

RESOLUTION #14-08 – Resolution Approving the Finding the Proposed Amendment to the Land Development Ordinance (Ordinance 14-06) Advances the Purposes of Planning and Zoning and Advances the Planning Objectives of the Neptune Township Master Plan.

RESOLUTION #14-09 – Resolution Approving and Finding the Proposed Amendment to the Land Development Ordinance (Ordinance 14-07) Advances the Purposes of the Planning and Zoning and Advances the Planning Objectives of the Neptune Township Master Plan.

RESOLUTION #14-10 – Resolution Approving and Finding the Proposed Amendment to the Land Development Ordinance (Ordinance 14-08) Advances the Purposes of the Planning and Zoning and Advances the Planning Objectives of the Neptune Township Master Plan.

DISCUSSIONS:

PB13/07 – Block 1508, Lot 1 – 3655 NJ State Highway Route 66 – submitted by 66 Neptune Realty, LLC (Brick House Tap & Tavern) and represented by Salvatore Alfieri, Esq. The Applicant is seeking Amended Site Plan approval to now include a bulk variance for front yard setback for a water service backflow enclosure.

Sal Alfieri, Esq. (attorney for the Applicant) summarized the events that have taken place since the last meeting in December.

John Palus, PE (accepted by the Board at the last meeting) testified to progress that has been made since Mr. Alfieri's letter to the Board dated January 15, 2014 and the last meeting. Mr. Palus states the plans will essentially comply with previous approvals. The currently above-ground plumbing will be below grade and run underground into mechanical room within the existing building. They have obtained written approval from NJAW and have a verbal approval from Code/Construction Department until the permit is actually applied for to perform the work.

The Applicant requests a delay in performing the work due to weather constraints.

Randy Bishop commended the Applicant and their professionals and stated how he appreciated their efforts in working with the Board to address their concerns and the safety of the residents. Committeeman Bishop recommended extending a 90-day Temporary Certificate of Occupancy.

Mr. Alfieri stated to the Board that NJAW was invited to attend this hearing; however, they refused to attend.

Chairman Shafto stated he is glad to see that everything worked out and the equipment should have been inside the building to begin with.

Mark Kitrick, Esq. requests a formal letter from the Applicant's Engineer detailing the work now proposed to be done.

No additional comments and no objections from the public.

Randy Bishop stated he is comfortable with an extension of a 120-day TCO due to current weather conditions and requests Mark Kitrick, Esq. to formalize a letter (once the details have been provided by the Applicant's Engineer) outlining to all Departments the agreements which have been made.

All members present were in favor of this proposal.

ADJOURNMENT:

Motion to adjourn at 7:42 PM was made by Randy Bishop and seconded by Joseph Shafto. All in favor. The next regularly scheduled Planning Board meeting will be held on Wednesday, February 26, 2014 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer