

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday February 26, 2014 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. 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, Vice Chairperson
Jason Allen Jones
Robert Lane

Fred Porter
Joseph Shafto, Chairperson
Tassie York
Ray Huizenga (Alternate #1)
Mel Hood (Alternate #2)

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

II. Correspondence:

a. None.

III. Resolutions to be memorialized:

a. None.

IV. Applications under consideration for this evening:

- a. **PB13/06 – CHINRAJ NEPTUNE, LLC** (Block 172, Lot 41) – 1200 Corlies Avenue – Applicant is seeking Preliminary and Final Site Plan approval to convert and expand the existing building into a 3,558 s.f. retail pharmacy with drive-thru window and a convenience store with a 15-space parking lot, associated landscaping, drainage, and utility improvements.
- b. **PB13/06 – GREATER NJ ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH** (Block 1500, Lot 33) – 205 Jumping Brook Road – Applicant seeks Preliminary and Final Major Site Plan approval to construct a two-story, approximately 20,000 square foot building and associated site improvements including parking, drainage, lighting, and landscaping. The proposed building will house the denomination’s regional office and meeting space for the United Methodist Church and shall be devoted exclusively to religious and charitable purposes.

V. Adjournment:

- a. Next scheduled hearing will be Wednesday, March 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.

PB13/06 – CHINRAJ NEPTUNE, LLC (Block 172, Lot 41) – 1200 Corlies Avenue – Applicant is seeking Preliminary and Final Site Plan approval to convert and expand the existing building into a 3,558 s.f. retail pharmacy with drive-thru window and a convenience store with a 15-space parking lot, associated landscaping, drainage, and utility improvements.

- Enclosed:**
- 11/26/13 Completeness Checklist and Application package
 - 05/02/13 Copy of Deed
 - 09/20/13 Zoning Officer's Permit Denial
 - 11/12/13 Monmouth County Planning Board Exemption Letter
 - 11/05/13 Freehold Soils Application
 - 11/05/13 NJDOT Application
 - 11/06/13 Drainage Study prepared by Nelson Engineering Associates
 - 06/27/13 Map of Survey prepared by Nelson Engineering Associates
 - 09/09/13 Architecturals prepared by Kishor Y. Joshi, AIA
 - 10/15/13 Preliminary and Final Site Plans prepared by Nelson Engineering
- Correspondence:**
- 02/10/14 Board Planner's Review
 - 01/03/14 Board Engineer's Review
 - 12/10/13 Neptune Police Department Traffic Review
 - 12/03/13 Freehold Soils Certification Letter
 - 12/03/13 Township Engineer's Review Memo

Board notes:

Motion offered by _____ to be moved and second by _____

Ambrosio___ Bishop___ Rev. Brown ___ Davis___ Jones___ Lane___ Porter___ York___ Shafto___

Alternates: Huizenga (Alt. 1) ___ Mel Hood (Alt 2)___

