

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday March 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. **RESOLUTION #14-11** – Application #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.

***Those Members Eligible to Vote:** Richard Ambrosio, Randy Bishop, Pastor Brown, Sharon Davis, Fred Porter, Tassie York, Mel Hood, Joseph Shafto.*

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. **This application was partially heard on February 26, 2014. Applicant has submitted revised plans.**
- b. **PB14/02 – SHARK RIVER HILLS BEACH & YACHT CLUB** (Block 402, Lot 14) – 360 S. Riverside Drive – Applicant is proposing to substantially rebuild the accessory restaurant/bar/banquet building in the same footprint as existed prior to Superstorm Sandy with a different floor plan that complies with new Federal, State, and Local Flood Zone Regulations and Codes.

V. Adjournment:

- a. Next scheduled hearing will be Wednesday, April 23, 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.

CARRIED FROM FEBRUARY 26, 2014

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.

Previously 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

Currently Enclosed: 03/03/14 Revised Architecturals prepared by Kishor Y. Joshi, AIA
03/11/14 Revised Preliminary and Final Site Plans prepared by Nelson Eng.

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)___

PB14/02 – SHARK RIVER HILLS BEACH & YACHT CLUB (Block 402, Lot 14) – 360 S. Riverside Drive – Applicant is proposing to substantially rebuild the accessory restaurant/bar/banquet building in the same footprint as existed prior to Superstorm Sandy with a different floor plan that complies with new Federal, State, and Local Flood Zone Regulations and Codes.

Enclosed: 02/04/14 Variance and Site Plan Application with attachments, including Letter of Explanation and Supplemental Letter with Waiver Requests
07/22/13 Email from Kara Turner of NJDEP to Bill Geschke Regarding Permit by Rule
01/01/14 Shark River Beach & Yacht Club 2014 Season Guest Policy
03/14/14 Witness List & Exhibit List submitted by Jeffrey P. Beekman, Esq.
03/14/14 Photos of Prior Yacht Club Site Prior to “Sandy”
05/19/94 Occupancy Load Sign of Previous Building Prior to “Sandy”

Plans: 01/29/14 Architectural Plans prepared by Joseph L. Walker III, Architect (8 sheets)
01/30/14 Soil Erosion & Sediment Control Plan (1 sheet)
02/25/14 Existing Conditions Map (1 sheet)
03/11/14 Preliminary & Final Major Site Plans (5 sheets)

Correspondence: 02/20/14 Board Planner’s Review Letter
03/07/14 Freehold Soil Conservation District Certification Letter

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)___

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