



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday April 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
Robert Lane, Vice-Chair
Mychal Mills

Also Present: Mark G. Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Megan Stanley, PP, AICP
Anthony Rodriguez, PP, AICP
Robin DeCorso of Torro Reporting, LLC
Kristie Armour, Board Secretary

II. Correspondence:

- a. Township Committee Resolution #16-184 – Accepting the Resignation of Janel Jones as a member of the Planning Board.

III. Resolutions to be memorialized: None.

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

IV. Presentations/Discussions:

- a. **Community Facilities Plan Element of the Master Plan** – Due to the damages incurred from Superstorm Sandy, the Township received a Post Sandy Planning Assistance Grant from the Department of Community Affairs (DCA) to revise the Community Facilities Element of the Master Plan. The Plan shows and discusses the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations, and other related facilities, including their relation to emergency management and how they were affected by Superstorm Sandy.
- b. **Utility Service Plan Element/Capital Improvement Plan of the Master Plan** – Establishes goals, objectives, and baseline conditions with regard to Township public utilities including potable water supply, drainage and flood control, sanitary and storm sewers, electricity and natural gas supply, solid waste disposal, and telecommunications facilities. Appending the Utility Service Plan Element with a Capital Improvement Plan will discuss the Township's 6-year plan for capital projects and equipment purchases, providing a schedule that identifies options for financing the Plan.

V. Applications under consideration for this evening:

- a. **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 was also partially heard on January 27, 2016 and February 24, 2016. Applicant is represented by Mark A. Steinberg, Esq.

****RECEIVED REQUEST FROM MARK A. STEINBERG, ESQ. on April 1, 2016 to carry this matter to the May 25, 2016 with no further notice being required. The Applicant has retained an Environmental Expert who is in the process of obtaining and analyzing soil borings; therefore, they do not have the information necessary in order to proceed this evening.****

- b. **PB16/03 – Gabriel J. Massa** – Block 3705, Lot 12 – 3297 Route 66 – The Applicant has submitted this application for Minor Site Plan review of the current parking layout and striping which has been updated by the owner without first acquiring Zoning approval.

VI. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, May 25, 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.

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Previously Enclosed w/ 12/23/15 and 1/27/15 and 2/24/16 Agenda Packages:

- Application and Checklists for Site Plan (dated 12/10/15)
- Deed of Subdivision (12/4/11)
- Zoning Officer's Denial (10/22/15)
- Building Specifications (5/21/15)
- Drainage System Design Report (1/8/16)
- Statement of Environmental Impact (1/11/16)
- Traffic Study (1/13/16)
- Preliminary and Final Site Plans (11 Sheets) (1/8/16)
- Preliminary and Final Site Plans (13 sheets) (1/27/16)
- Building Narrative, Photo, and Architecturals (1/19/16)
- Phase I Environmental Assessment (1/30/08)
- Drainage System Design Report (2/11/16)

Previously Enclosed Correspondence:

- Township Engineer's Completeness Review (12/17/15)
- Traffic Bureau Comments (1/20/16)
- Township Engineer's Review Report (1/21/16)
- Board Planner/Engineer's Review Report #1 (1/25/16)
- Monmouth County Planning Board (2/8/16)
- Environmental/Shade Tree Commission's Review (2/18/16)
- Board Planner/Engineer's Review Report #2 (2/22/16)
- Township Engineer's Review Report (2/22/16)

Board notes:

**RECEIVED REQUEST FROM APPLICANT'S ATTORNEY
TO CARRY APPLICATION TO MAY 25, 2016 WITH
NO FURTHER NOTICE BEING REQUIRED.**

Motion offered by _____ to be moved and second by _____

Ambrosio ___ Brantley ___ Rev. Brown ___ Culp ___ D. Davis ___ Lane ___ Mills ___ S. Davis ___

Alternates: Keith P. Cafferty (Alt 1) ___

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