



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday June 22, 2016 at 7:00 PM  
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. 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  
John Bonney  
Dr. Michael Brantley  
Rev. Paul Brown  
Keith P. Cafferty (Alt #1)

Richard Culp  
Dyese Davis  
Robert Lane, Vice-Chair  
Mychal Mills  
Sharon Davis, Chair

Also Present: Ann Marie Kuhn, Esq., Board Attorney  
Peter R. Avakian, Board Engineer  
Jennifer C. Beahm, Board Planner  
Robin DeCorso of Torro Reporting, LLC  
Christopher Bedrosian, Acting Board Secretary

**II. Correspondence:**

- a. Ordinance No. 16-20 of the Township of Neptune to Amend Section 201 and Zoning Schedule B of the Land Development Ordinance by Defining "Effective Land Area" and Amending the Maximum Floor Area Ration Calculation, introduced at the Township Committee meeting on May 23, 2016.
- b. Ordinance No. 16-23 of the Township of Neptune to Amend and Supplement Section 412 of the Land Development Ordinance by Amending the Provisions for Temporary Trailers, Dumpsters, Portable Storage Units and Like Portable On-Demand Storage Containers When Placed on a Public Roadway within the Historic District.

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).

**III. Resolutions to be memorialized:**

- a. **Resolution #16-16** – Ebenezer Church of God of Prophecy – Block 713, Lot 2 – 1418 Monroe Avenue – Approving Waivers for Completeness.

*Those Eligible to Vote: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Rev. Paul Brown, Richard Culp, Dyese Davis, Robert Lane, Mychal Mills, and Sharon Davis*

**IV. Applications under consideration for this evening:**

- a. **PB16/04 – Ebenezer Church of God of Prophecy** – Block 713, Lot 2 – 1418 Monroe Avenue – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to construct a church with appurtenant site improvements including drives, parking, site lighting, landscaping, and associated improvements. The Applicant was granted certain waivers on May 25, 2016 in order to satisfy application completeness. Applicant is represented by Thomas J. Hirsch, Esq.

**\*\*Received request from Thomas J. Hirsch, Esq., on behalf of his client, to adjourn this matter to August 24, 2016 and consent to extend the time within which the Board must make its decision. This request is being made in order to provide ample time for the Board Professionals to provide their comments with regard to the plans submitted, and in turn give the applicant an opportunity to revise the plans in accordance with same which will then be presented to the Board.\*\***

- b. **PB16/06 – Gourmet Kitchen** – Block 516, Lots 2, 3, & 8.01 – 1232, 1244, and 1246 Corlies Avenue – Applicant has submitted an application for Preliminary and Final Site Plan approval to expand its current building and associated improvements onto adjoining lots which have recently been acquired. Applicant is represented by Jennifer S. Krimko, Esq.

**V. Adjournment:**

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, July 27, 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/ May 25, 2016 Agenda:      Completeness Checklist & Application for Site Plans (Received 4/18/16)  
   Copy of Deed (Recorded 10/15/14)  
   Topographic Survey (10/25/15)  
   Reduced Copy of Site Plans (10 sheets) (3/4/16)  
   Stormwater Management Analysis (3/4/16)

Correspondence:

Board notes:

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Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_

Ambrosio \_\_\_ Bonney \_\_\_ Brantley \_\_\_ Rev. Brown \_\_\_ Culp \_\_\_ D. Davis \_\_\_ Lane \_\_\_ Mills \_\_\_ S. Davis \_\_\_

Alternates:      Keith P. Cafferty (Alt 1) \_\_\_

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