



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday June 25, 2014 – 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Randy Bishop, Sharon Davis, Robert Lane, Fred Porter, Tassie York, Mark Kitrick, Esq. Attorney to the Board, Peter Avakian Board Engineer, Megan Stanley Board Planner, and State Shorthand Reporting.

Absent: Rev. Paul Brown, Jason Allen Jones, Joseph Shafto, Ray Huizenga, Mel Hood

OPENING:

Meeting called to order by Vice Chairwoman Sharon Davis at 7:00 PM. Ms. Davis advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS ADOPTED & MEMORIALIZED:

RESOLUTION #14-14 – Approving application #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.

COURTESY REVIEW:

Hamilton Fire Company – (Block 10000, Lot 17.03 – 10 Jumping Brook Road) Presentation given by George Reid, Vice President of the Hamilton Fire Company.

Mr. Reid indicated the Fire Company is proposing to replace the existing sign in the same location with an LED Message Center type sign with no animation being proposed. The sign will be offered to OEM for their use in emergency situations. The plan is for the sign to be connected to a generator for emergency back-up.

Peter Avakian, PE has no comments with respect to the proposal but asks the Board if they have any concerns with the color being proposed?

Randy Bishop states no concern with color and the Membership concurs.

Public portion opened. Seeing as no public, public portion is closed.

Based upon the proposal before the Board, Randy Bishop made a motion to have Mark Kitrick, Esq. author a letter summarizing and indicating the Board's support of this proposal, second by Fred Porter.

Those in favor: Richard Ambrosio, Randy Bishop, Sharon Davis, Robert Lane, Fred Porter, Tassie York

Those who voted no: None.

Those who abstained: None.

Those absent: Rev. Paul Brown, Jason Allen Jones, Joseph Shafto, Ray Huizenga, Mel Hood

DISCUSSIONS:

1. **PB14/05 – CHARLES & PAMELA HOLZAPFEL** (Block 408, Lots 1 & 6.01) – 334 & 338 Glenmere Avenue – Applicant is proposing a Minor Subdivision/Lot Line Adjustment to convey a 1,849 s.f. area (12.5 ft. x 148 ft.) from existing Lot 1 to existing Lot 6.01 thereby creating two (2) new lots.

Applicant is represented by Jeffrey Beekman, Esq. Mr. Beekman indicates the proposed lot line adjustment will create 2 conforming lots. There are no new variances being created all variances are pre-existing conditions. Mr. Beekman introduces his witnesses:

Pam Holzapfel of 334 Glenmere Avenue and Don Nash of 338 Glenmere Avenue. Both witnesses are sworn in along with the Board Professionals.

It is agreed that an Easement Agreement will be obtained/filed in order to allow the encroachment of the fence along the rear property line from proposed Lot 6.03 onto adjoining Lot 59 to continue.

The applicant is requesting waivers from all items requiring same as listed in Mr. Avakian's review report.

Exhibit A-1 – consisting of 2 photos of 334 Glenmere and 2 photos of 338 Glenmere which show both properties can comply with RSIS requirements as far as driveway/parking, etc.

Both existing homes are single family homes with driveways.

Peter Avakian, PE states there are no extenuating features related to this Minor Subdivision application, as all variances are pre-existing conditions. By granting of this lot line adjustment we are creating a more conforming situation by creating 2 conforming lots.

Based upon the application before the Board, a motion was offered by Randy Bishop to approve the application as presented and with the conditions stipulated, moved and seconded by Tassie York.

Those who voted YES: Richard Ambrosio, Randy Bishop, Sharon Davis, Robert Lane, Fred Porter, Tassie York.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Rev. Paul Brown, Jason Jones, Joseph Shafto, Ray Huizenga, Mel Hood

ADJOURNMENT:

Motion to adjourn at 7:24 PM was made by Robert Lane, moved and seconded by Fred Porter. All in favor. The next scheduled Planning Board meeting will be a regular meeting to be held on Wednesday, July 23, 2014 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer