

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday August 27, 2014 – 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. 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  
Jason Allen Jones  
Robert Lane

Fred Porter  
Joseph Shafto  
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. Township Committee Resolution #14-408 – Authorizing submission of the Division Street Needs Study to the Planning Board for Review and Public Hearing to determine whether conditions exist to designate various properties on Division Street within the Township of Neptune as a Redevelopment Area pursuant to the Local Redevelopment and Housing Law.
- b. Letter submitted to Mayor Dr. Michael Brantley and Township Committee signed by Chairman Shafto on behalf of the Planning Board in support of the Township filing a Green Acres Application for the acquisition of flood prone properties in the Shark River Hills area.
- c. Letter submitted to NJDEP signed by Joseph A. Giddings, CSE of CME Associates, Consultant for the Township of Neptune, in an effort to obtain the necessary permits required for the proposed construction to take place at the Shark River Municipal Marina.

**III. Resolutions to be memorialized:**

- a. **None.**

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

- a. **None.**

**V. Courtesy Review:**

- a. **Township of Neptune (Municipal Marina Improvements)** – (Block 471, Lots 24.01, 24-31, 33 – 149 South Riverside Drive) - Presentation to be given by Leanne Hoffman and H2M Architects.

**VI. Discussions:**

- a. **Strategic Recovery Planning Report August 2014** – Report prepared by Jennifer Beahm, PP, AICP of CME Associates.
- b. **Division Street Redevelopment Needs Study, Neptune Township, Monmouth County** – Report prepared by Jennifer Beahm, PP, AICP of CME Associates.

**VII. Adjournment:**

- a. Next scheduled hearing will be a Special Meeting on Wednesday, September 17, 2014 at 7:00 PM for continuation on the matter of Wayside Associates, LLC (Mi Place at Wayside).
- 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.