



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday October 26, 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
John Bonney
Dr. Michael Brantley
Rev. Paul Brown
Keith P. Cafferty

Richard Culp
Dyese Davis
Linda Kornegay (Alt. #1)
Mychal Mills
Sharon Davis, Chair

Also Present: Mark Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Jennifer C. Beahm, Board Planner
Robin DeCorso of Torro Reporting, LLC
Kristie Armour, Board Secretary

II. Executive Session:

- a. Update Board on Wayside Associates, LLC litigation

III. Correspondence:

- a. Resolution #16-437 of the Township Committee confirming Mayor's appointments to the Planning Board.
- b. Legal Notification dated September 17, 2016 from Aqua-Terra regarding application being submitted to NJDEP for a Waterfront Development Modification Permit. This is for a proposed modification to existing structures legally existing and previously permitted docks at the existing marina located at Total Marine @ Seaview, 120 Sea Spray Lane.

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

- c. Legal Notification undated from George W. Henn, Inc. regarding application being submitted to NJDEP for a Coastal Permit for Waterfront Development – Individual Permit / In Water. This is for a proposed 8' wide by 100' long dock to be used for recreational use only (canoes, kayaks, etc. no power boats) to be located at 708 South Riverside Drive.

IV. Resolutions to be memorialized:

- d. **Resolution #16-23 – Approval of Completeness Waivers – Fifth Venture, LLC**

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

V. Applications under consideration for this evening:

- a. **PB16/09 – Fifth Venture, LLC** – Block 3903, Lot 3 – 1200 Jumping Brook Road – Applicant is proposing a Minor Site Plan and Minor Subdivision. Applicant had a waiver hearing on September 28, 2016 at which time waivers were granted by the Board for completeness purposes. Applicant is represented by Rick Brodsky, Esq.

****RECEIVED REQUEST ON OCTOBER 18, 2016 FROM MARK A. STEINBERG, ESQ. TO ADJOURN THIS MATTER UNTIL DECEMBER 14, 2016 WITHOUT FURTHER NOTICE****

- b. **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, February 24, 2016, and July 27, 2016. Applicant is represented by Mark A. Steinberg, Esq.

VI. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, November 9, 2016 at 7:00 PM. **Please note we are meeting the 2nd Wednesday of November, not the 4th due to the Thanksgiving Holiday.**
- 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.

