



**Neptune Township ~ Planning Board  
Regular Meeting Minutes  
Wednesday October 28, 2015 – 7:00 PM  
Township Meeting Room 2nd Floor**

**ATTENDANCE:**

Present: Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Richard Culp, Robert Lane, Mychal Mills (Arrived 8:15 PM), Tassie York, Sharon Davis, Mark G. Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Christopher Bedrosian – Acting Secretary to the Board.

Absent: None.

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

**CORRESPONDENCE:** Letter from Jennifer Beahm, PP, AICP dated October 22, 2015 with regard to proposed Ordinance No. 15-49 of the Township of Neptune to Amend Section 419 of the Land Development Ordinance Entitled Flood Hazard Regulations by Amending the Architectural Design Requirements, introduced at the Township Committee meeting on October 26, 2015. Ms. Beahm finds the Ordinance consistent with the Township's 2012 Master Plan.

**RESOLUTIONS ADOPTED & MEMORIALIZED:**

**Resolution #15-12** – Approving Certain Waivers – Raymond Jarmer – Block 2908, Lot 11 – 702 Maple Avenue – Minor Subdivision.

**Resolution #15-13** - Approving Preliminary and Final Site Plan – Jersey Shore University Medical Center – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – Hope Tower and Parking Garage.

**Resolution #15-14** – Approving and Finding Proposed Ordinance 15-49 Consistent with the Township's 2012 Master Plan.

**DISCUSSIONS:**

**PB15/08 – 36 Weston Street, LLC** – Block 269, Lot 4 – 96 and 96 ½ Clark Avenue (Ocean Grove) – Applicant is seeking a Minor Subdivision with associated variances to create 2 lots. The lot proposed to be subdivided currently contains 2 residential dwellings. Each of the proposed new lots will contain 1 of the existing residential dwellings.

Applicant is represented by Jennifer S. Krimko, Esq.

Jason Fischer of Insite Engineering – Licensed Engineer/Planner provided testimony with regard to the application. Per Mr. Fischer removed chimney which created an encroachment and also removed walkway which reduces lot coverage.

Exhibit A-1 Minor Subdivision Plan

Exhibit A-2 Survey of Property

Exhibit A-3 Aerial Exhibit

**Based upon the application submitted and items discussed, a motion was offered by Randy Bishop to approve the application, moved and seconded by Robert Lane.**

Ambrosio **YES**      Bishop **YES**      Rev. Brown **YES**      Culp **YES**      Jones **YES**      Lane **YES**  
Mills **Absent**      York **YES**      Davis **YES**

**PB15/05 – 11 Edge, LLC** – Block 201, Lot 1.01 – 70 South Main Street (Ocean Grove) – Applicant is seeking a Major Subdivision with associated variances to create four new lots.

**\*\*Randy Bishop recuses himself for this application\*\***

Applicant is represented by William P. Gannon III, Esq.

Jason Fischer of Insite Engineering – provided testimony with regard to the application

Exhibit A-1 Major Subdivision prepared by Charles Surmonte, PE, PLS  
Exhibit A-2 Survey of Property prepared by Charles Surmonte, PE, PLS  
Exhibit A-3 Aerial Exhibit

HPC approval required on homes being proposed.

**Based upon the application submitted and testimony before the Board, a motion was offered by Pastor Brown to approve the application, moved and seconded by Tassie York.**

Ambrosio **YES**      Bishop **Recused**      Rev. Brown **YES**      Culp **YES**      Jones **YES**      Lane **YES**  
Mills **Abstained**      York **YES**      Davis **YES**

**PB15/10 – Raymond Jarmer** – Block 2908, Lot 11 – 702 Maple Avenue – Applicant is proposing a minor subdivision. Certain waivers were granted by the Board on September 23, 2015.

Applicant is represented by Richard W. Hogan, Esq.

Ray Jarmer – Owner

Paul Moral – Architect

David Boesch – Nelson Engineering

Exhibit A-1 Minor Subdivision dated 6-4-15

Exhibit A-2 Tax Map

Exhibit A-3 Aerial Exhibit

The Board Professionals determine that soil samples have not been provided.

It is decided to carry the application to November 25, 2015 with no further notice being required.

**Based upon the items discussed, a motion was offered by Randy Bishop to carry the application to November 25, 2015 with no further notice being required, moved and seconded by Pastor Brown.**

Ambrosio **YES** Bishop **YES** Rev. Brown **YES** Culp **YES** Jones **YES** Lane **YES** Mills **YES** York **YES** Davis **YES**

**ADJOURNMENT:**

Motion to adjourn at 9:15 PM was made by Chair Davis, moved and seconded by Robert Lane. All in favor. The next scheduled Planning Board meeting will be a Regular Meeting on Wednesday, November 25, 2015 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer.