

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday December 10, 2014 – 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. 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:

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
Janel Jones

Robert Lane
Mychal Mills
Fred Porter
Tassie York
Mel Hood (Alternate #2)

Also Present: Mark G. Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Megan Stanley of CME Associates for Jennifer Beahm, Board Planner
John McCormack, PE, PTOE, Traffic Consultant

****At this time we respectfully request a moment of silence in honor of our former Chairman, Joseph Shaffo who passed away on November 23, 2014. He will be deeply missed by all of us (Moment of Silence).****

II. Nominations/Elections:

- a. Nomination/Election of Chairperson - _____
- b. Nomination/Election of Vice Chairperson - _____

III. Correspondence:

- a. Township Committee Resolution #14-539 – Township Committee’s confirmation of the Mayor’s appointment of Mychal Mills to the Neptune Township Planning Board as a Class IV Member for an unexpired four-year term expiring December 31, 2015.
- b. Review Draft schedule of Planning Board Regular and Special Meeting Dates for 2015.

IV. Resolutions to be memorialized:

- a. **Resolution #14-23 – VB Heritage, LLC** – Block 9002, Lot 9 – 3029 W. Bangs Avenue – Submission Waivers.

V. Applications under consideration for this evening:

- a. **PB14/07 – VB Heritage, LLC** – Block 9002, Lot 9 – 3029 W. Bangs Avenue – Applicant is proposing a 4 lot major subdivision.
- b. **PB13/05 – WAYSIDE ASSOCIATES, LLC (Mi Place at Wayside)** (Block 1006, Lots 14.01 & 16) – 740 Wayside Road – Applicant is seeking Major Site Plan approval to construct 85 apartments (revised from the originally proposed 96 apartments then 89 apartments) now consisting of thirty-four (34) 1-bedroom units, thirty-three (33) 2-bedroom units, and eighteen (18) 3-bedroom units.

VI. Adjournment:

- a. Next scheduled meetings will be our Re-Organization Meeting to be immediately followed by our Regular Meeting on Wednesday, January 28, 2015 beginning 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.

****Partially Heard on July 23, 2014, September 17, 2014, and October 22, 2014****

PB13/05 – WAYSIDE ASSOCIATES, LLC (Mi Place at Wayside) (Block 1006, Lots 14.01 & 16) – 740 Wayside Road – Applicant is seeking Major Site Plan approval to construct 85 apartments (revised from the originally proposed 96 apartments then 89 apartments) now consisting of thirty-four (34) 1-bedroom units, thirty-three (33) 2-bedroom units, and eighteen (18) 3-bedroom units.

**Previously Enclosed with
May 28, 2014, June 11, 2014,
July 23, 2014, September 17, 2014 &
October 22, 2014 Agenda Packages:**

10/11/13	Completeness Checklist and Application for Site Plan
09/16/13	Deed – Filed with County on 10/3/13
02/14/14	Stormwater Management Report
10/29/13	Traffic Impact Analysis
10/10/13	Environmental & Community Impact Statement
02/25/14	Architectural Plans prepared by Barton Partners (15 sheets)
05/10/06	Topographic Plan prepared by Van Cleef Engineering Associates (1 sht)
11/24/13	Preliminary and Final Major Site Plans prepared by PDS (25 sheets)
10/19/13	Traffic Bureau Comments
10/28/13	Monmouth County Planning Board – Incomplete
11/06/13	Neptune Fire Prevention Bureau Comments
11/15/13	Environmental/Shade Tree Comments
11/20/13	Freehold Soil Conservation District – Initial Application Review
12/09/13	Monmouth County Planning Board – Conditional Approval
04/04/14	Traffic Bureau Comments
04/10/14	Environmental/Shade Tree Comments
05/21/14	Board Planner’s Review #2
05/21/14	Board Engineer’s Review #1
05/22/14	Township Engineer’s Review #1
05/22/14	Board’s Traffic Consultant Review #1
05/29/14	Updated Neptune Fire Prevention Bureau Comments
06/25/14	Township Engineer’s Review Report #2
05/28/14	Revised Environmental & Community Impact Statement
08/11/14	Freehold Soil Conservation District – Review of Revisions
05/29/14	Dynamic Traffic LLC – Additional Traffic Data
08/26/14	Revised Environmental & Community Impact Statement
08/26/14	Revised Stormwater Management Report
08/27/14	Color Architecturals prepared by Barton Partners
08/27/14	Revised Preliminary & Final Major Site Plan (28 Sheets)
09/04/14	Revised Review performed by Board’s Traffic Consultant
09/11/14	Board Planner’s Review Report #3
09/12/14	Township Engineer’s Review Report #3
09/15/14	Board Engineer’s Review Report #2
10/03/14	Transmittal Letter from PDS to Planning Board outlining changes.
10/02/14	Revised Environmental & Community Impact Statement
10/02/14	Revised Stormwater Management Report
10/02/14	Stormwater Management System O&M Manual
10/03/14	Color Architecturals prepared by Barton Partners (22 sheets)
10/03/14	Revised Preliminary & Final Major Site Plans (29 sheets)
10/14/14	Board Planner’s Review Report #4

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

MI PLACE AT WAYSIDE (Continued...)

Currently

Enclosed: 11/12/14 **Summary Review – Board’s Traffic Consultant**
 11/24/14 **Summary Review – Board Engineer**
 12/01/14 **Correspondence from PDS dated December 1, 2014**
 12/01/14 **Revised Stormwater Management Report**
 12/01/14 **Revised Preliminary and Final Major Site Plan (29 sheets)**

Board notes:

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Motion offered by _____ to be moved and second by _____

Ambrosio ___ Bishop ___ Rev. Brown ___ Jones ___ Lane ___ Mills ___ Porter ___ York ___ Davis ___

Alternates: Mel Hood (Alt 2) ___

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