



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday December 14, 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 – Vice Chair
Keith P. Cafferty

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

Also Present: Mark G. 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. Correspondence:

- a. Draft meeting dates for 2017 Planning Board Regular and Special Meetings.
- b. Resolution 2016-10 Adopting a New Monmouth County Master Plan
- c. Ordinance No. 16-45 of the Township of Neptune to Amend Section 508 of the Land Development Ordinance entitled "Historic Preservation Design Guidelines", introduced at the Township Committee meeting on December 12, 2016.

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

III. Resolutions to be memorialized:

- a. **Resolution #16-26** – JLRZ Holdings, LLC – Block 1006, Lot 2 – 2109 Heck Avenue – Approval of Minor Site Plan.

Those Eligible to Vote: Richard Ambrosio, Dr. Michael Brantley, Keith Cafferty, Richard Culp, Dyese Davis, Mychal Mills, and Sharon Davis

IV. Applications under consideration for this evening:

****RECEIVED REQUEST ON DECEMBER 2, 2016 FROM MARK A. STEINBERG, ESQ. TO ADJOURN THIS MATTER UNTIL FEBRUARY 22, 2017 SUBJECT TO NEW NOTICE WHICH WILL BE PROVIDED TO THE PUBLIC FOR THIS NEW HEARING DATE****

- a. **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.
- b. **PB16/11 – Linus Holding Corp.** – Block 209, Lot 1 – 58-60 Main Avenue – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to add a third-floor to an existing mixed-use structure along with associated improvements. Applicant is represented by Andrew J. Karas, Esq.

V. Adjournment:

- a. Next scheduled meeting will be our Re-Organization Meeting followed by a Regular Meeting on Wednesday, January 25, 2017 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.

