



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday December 23, 2015 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:

Richard Ambrosio
Randy Bishop
Rev. Paul Brown
Richard Culp
Janel Jones

Robert Lane, Vice Chair
Mychal Mills
Tassie York
Sharon Davis, Chair

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

II. Flag Salute

III. Recommendations:

- a. Recommendation/Nomination of Chairperson - _____
- b. Recommendation/Nomination of Vice Chairperson - _____
- c. RFQ Subcommittee to recommend Board Professionals to serve the Planning Board for 2016:
 - i. Board Attorney - _____
 - ii. Board Engineer - _____
 - iii. Board Planner - _____

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

IV. Correspondence/Discussion:

- a. Review Draft Schedule of Planning Board Regular and Special Meeting Dates for 2016.

V. Resolutions to be memorialized:

- a. **Resolution #15-17 – Approving Minor Subdivision – Raymond Jarmer** – 2908, Lot 11 – 702 Maple Avenue.

Those eligible to vote: Richard Ambrosio, Rev. Paul Brown, Richard Culp, Robert Lane, and Sharon Davis

- b. **Resolution #15-18 - Approving Minor Subdivision – Heritage at Neptune, LLC** – Block 2702, Lot 25.09 – 2 Hogans Way

Those eligible to vote: Richard Ambrosio, Rev. Paul Brown, Richard Culp, Robert Lane, and Sharon Davis

VI. Applications under consideration for this evening:

Extension of Time Request:

- a. **PB15/16 – Shark River Hills Estates** – Block 5305, Lot 1 – 101 S. Riverside Drive – Applicant is seeking a one-year extension of the Final Subdivision approval dated March 23, 2007. Applicant is represented by William H. Oliver, Jr., Esq.

Waiver Hearing ONLY:

- 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; however, it is necessary to review the various waivers requested/associated with the project prior to the application being deemed complete and/or further consideration by the Board. Applicant is represented by Mark A. Steinberg, Esq.

Applications:

- c. **PB15/09 – Omni Centre Condo Association** – Block 1203, Lot 3 – 1900 Corlies Avenue (Omni Suites) – Applicant has submitted application for Minor Site Plan approval. Applicant is represented by Thomas Hirsch, Esq.
- d. **PB15/13 – Connieann Acquisitions, Inc. (Parkview Hotel)** – Block 103, Lot 5 – 23 Sea View Avenue. Applicant is proposing to demolish existing hotel and subdivide the property into 4 residential building lots. Applicant is represented by Jennifer S. Krimko, Esq.

VII. Adjournment:

- a. Next scheduled meeting will be our Re-Organization Meeting on Wednesday, January 13, 2016 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.

