



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Minutes  
Wednesday April 27, 2016 - 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

**Present:** Richard Ambrosio, Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp (Arrived 7:04 PM), Dyese Davis, Robert Lane, Mychal Mills, Sharon Davis, Mark G. Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Megan Stanley, PP, AICP and Anthony Rodriguez, PP, AICP - Board Planners, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – 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:** Reviewed Township Committee Resolution #16-184 accepting the resignation of Janel Jones as a member of the Planning Board.

**RESOLUTIONS ADOPTED & MEMORIALIZED:** None.

**PRESENTATIONS:**

**Community Facilities Plan Element of the Master Plan and the Utility Service Plan Element/Capital Improvement Plan of the Master Plan** were discussed and reviewed with the Board.

Jack Bredin – 94 ½ Heck Avenue (Ocean Grove) sworn in and questions the Municipal Facilities Plan and Wesley Lake as a Municipal Facility – Peter Avakian, Board Engineer explained.

Motion made by Pastor Brown to accept and approve the plans, seconded by Dr. Brantley. All in favor.

Megan Stanley, PP, AICP is excused at 7:39 PM.

**DISCUSSIONS:**

**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 partially heard on January 27, 2016.

**Received request from Applicant's Attorney, Mark Steinberg, Esq., to carry this application to the May 25, 2016 meeting with no further notice being required.**

Request granted by the Board and application carried to May 25, 2016.

**PB16/03 – Gabriel J. Massa** – Block 3705, Lot 12 – 3297 Route 66 – The Applicant has submitted this application for Minor Site Plan approval for the current parking layout and striping which has been updated by the owner without first acquiring Zoning approval.

Peter S. Falvo, Esq. – represents the Applicant.

Gabriel J. Massa – Owner/Tenant

James Higgins, PP – of Barnegat Boulevard, Barnegat Township, NJ 08005

Witnesses are sworn in.

Applicant purchased the building in 2003.

Exhibit A-1 Minor Site Plan prepared by Massa Multimedia Architecture, PC dated 10/16/15 and revised through 2/26/16

Exhibit A-2 ALTA/ACSM Land Title Survey prepared by Nelson Engineering Inc. dated 7/23/97 and revised through 9/22/97

Exhibit A-3 Minor Site Plan prepared by Frank W. Hahne & Associates dated 4/4/88 and revised through 2/24/92

Exhibit A-4 Minor Subdivision Plan by Frank W. Hahne & Associates signed April 13, 1992

**\*\*Dr. Brantley leaves the meeting room at 7:46 pm – returns at 7:51 pm\*\***

Exhibit A-5 Letter from Kenneth G. Northrup approving fire zone layout dated December 17, 2004

Exhibit A-6 Photos of Building Surroundings (currently)

Exhibit A-7 Additional Surrounding Area Photos including dumpsters w/partial enclosure

Parking lot is split for dialysis use and architectural office use.

Architectural Company has 36-40 employees and the Dialysis Center takes up a majority of the parking.

There are currently 89 spaces when there were originally 77 but with Kiddie Academy down to 72. The parking spaces exceed the number of spaces permitted.

Parking and Circulation of the site are discussed.

Public portion is open – no public – public portion closed.

**Based upon the application submitted to the Board, a motion was offered by Richard Ambrosio to approve the application as submitted and discussed, moved and seconded by Robert Lane.**

Ambrosio **YES** Brantley **N/A** Rev. Brown **YES** Culp **YES** D. Davis **YES**

Lane **YES** Mills **YES** S. Davis **YES** Keith Cafferty (Alt. 1) **YES**

### **ADJOURNMENT:**

Next scheduled meeting will be our Regular Meeting on Wednesday, May 25, 2016 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Mychal Mills to be moved and seconded by Dr. Michael Brantley, all in favor. Meeting closed at 8:41 PM.