



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday May 25, 2016 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Robert Lane, Mychal Mills, 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 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.

SWEARING IN OF BOARD MEMBERS: The following Board Members were sworn in by Mark Kitrick, Esq.: John Bonney, Class II and Robert Lane, Class IV

CORRESPONDENCE:

Application submitted by H2M Architects + Engineers to the NJDEP for Flood Hazard Area Individual Permit for NJ American Water Company Dredging Project Shark River Intake. Peter Avakian commented and advised the Board regarding the necessity of the permit.

RESOLUTIONS ADOPTED & MEMORIALIZED:

Resolution #16-13 – Adopting the Master Plan Amendment to the Community Facilities Element

Resolution #16-14 – Adopting the Master Plan Amendment to the Utility Service Plan Element/Capital Improvement Plan 2015-2020

Resolution #16-15 – **Gabriel J. Massa** - Block 375, Lot 12 – 3297 Route 66 – Approval of Minor Site Plan.

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 and February 24, 2016. Applicant is represented by Mark Steinberg, Esq.

RECEIVED REQUEST FROM MARK A. STEINBERG, ESQ. on April 29, 2016 to further carry this matter to the June 22, 2016 meeting with no further notice being required. The Applicant grants an extension of time in which the Board may act through the June 22, 2106 meeting or any other meeting thereafter if the June 22, 2106 meeting is canceled or cannot proceed for a lack of a quorum.

The Board discusses Mr. Steinberg’s request and it is decided by the Board to carry this matter to the July 27, 2016 meeting rather than June 22nd in order to give the professionals enough time to review, report, and/or respond regarding the application, especially with regard to traffic issues.

PB16/04 – Ebenezer Church of God of Prophecy – Block 713, Lot 2 – 1418 Monroe Avenue – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to construct a church with appurtenant site improvements including drives, parking, site lighting, landscaping, and associated improvements; 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 Thomas J. Hirsch, Esq.

This hearing is for the Board to determine whether certain waivers can be granted for the purposes of completeness.

Applicant is represented by Thomas J. Hirsch, Esq.

Mr. Hirsch indicates there are no witnesses at this time; however the Pastor is here available to answer any questions the Board may have.

Board Professionals are sworn in.

Peter Avakian's review is examined:

1 – Freehold Soil Conservation District – Permit Application – Appropriate to waive at this time.

2 – Tree removal Application Package – Appropriate to waive at this time.

3 – Environmental Impact Statement – Agreed to by the Applicant to submit an EIS prior to public hearing. Richard Ambrosio questions whether the existing home is on well or septic. It is indicated the home is on well and sewer. Mr. Ambrosio questions whether heat is supplied by oil or gas. It is indicated that is unknown at this time.

4 – Monmouth County Planning Board – Appropriate to waive at this time – no jurisdiction.

5 – NJDEP Letter of Interpretation – Appropriate to waive at this time – no apparent wetlands.

6 – Circulation Impact or Traffic Study – Appropriate to waive at this time – applicant will provide testimony in compliance with waiver hearing.

7 – Floodways and Flood Hazard Areas – Appropriate to waive at this time.

8 – Boundary, nature, and extent of wooded areas, swamp, bogs, and ponds within the site and within 200 feet – Appropriate to waive at this time.

9 – Offsite Drainage Plan – Appropriate to waive at this time – enough information has been provided on the plans for review at this time.

The plans will be revised prior to hearing to include other items discussed that must be provided on the plan.

Based upon the Applicant's request for waivers as they relate to completeness determination, a motion was offered by Richard Culp to grant the waivers as requested for completeness purposes at this time, moved and seconded by Pastor Brown.

Ambrosio **YES** Bonney **N/A** Dr. Brantley **YES** Rev. Brown **YES** Culp **YES**

D. Davis **YES** Lane **YES** Mills **YES** S. Davis **YES**

Keith Cafferty (Alt. 1) **N/A**

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, June 22, 2016 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Robert Lane to be moved and seconded by Dr. Michael Brantley, all in favor. Meeting closed at 7:39 PM.