



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday June 22, 2016 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Keith P. Cafferty, Richard Culp, Dyese Davis, Robert Lane, Mychal Mills, Sharon Davis, Anne Marie Kuhn, 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 Christopher Bedrosian – Acting Secretary to the Board.

Absent: Rev. Paul Brown

OPENING: Meeting called to order by Chair Davis. Ms. Davis advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE:

Ordinance No. 16-20 of the Township of Neptune to Amend Section 201 and Zoning Schedule B of the Land Development Ordinance by Defining “Effective Land Area” and Amending the Maximum Floor Area Ration Calculation, introduced at the Township Committee meeting on May 23, 2016.

Ordinance No. 16-23 of the Township of Neptune to Amend and Supplement Section 412 of the Land Development Ordinance by Amending the Provisions for Temporary Trailers, Dumpsters, Portable Storage Units and Like Portable On-Demand Storage Containers When Placed on a Public Roadway within the Historic District.

RESOLUTIONS ADOPTED & MEMORIALIZED:

Resolution #16-16 – Approving Waivers for Completeness Purposes - Ebenezer Church of God of Prophecy – Block 713, Lot 2 – 1418 Monroe Avenue

Resolution #16-17 – Finding the Proposed Amendment to the Land Development (Ordinance No. 16-20) Advances the purposes of Planning and Zoning and Advances the Planning Objectives of the Neptune Township Master Plan.

Resolution #16-18 – Finding the Proposed Amendment to the Land Development (Ordinance No. 16-23) Advances the purposes of Planning and Zoning and Advances the Planning Objectives of the Neptune Township Master Plan.

DISCUSSIONS:

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. The Applicant was granted certain waivers on May 25, 2016 in order to satisfy application completeness. Applicant is represented by Thomas J. Hirsch, Esq.

****Received request from Thomas J. Hirsch, Esq., on behalf of his client, to adjourn this matter to August 24, 2016 and consent to extend the time within which the Board must make its decision. This request is being made in order to provide ample time for the Board Professionals to provide their comments with regard to the plans submitted, and in turn give the applicant an opportunity to revise the plans in accordance with same which will then be presented to the Board.****

Board grants request to carry this matter to the August 24, 2016 meeting.

PB16/06 – Gourmet Kitchen – Block 516, Lots 2, 3, & 8.01 – 1232, 1244, and 1246 Corlies Avenue – Applicant has submitted an application for Preliminary and Final Site Plan approval to expand its current building and associated improvements onto adjoining lots which have recently been acquired.

Applicant is represented by Jennifer S. Krimko, Esq.

It is explained there will be no retail onsite.

Discussion takes place with regard to the requirement of a Certified Landscape Architect licensed by the State of New Jersey to prepare landscaping plans.

Masonry enclosure for dumpster area is agreed to by the Applicant.

Based upon the application submitted to the Board and the amendments discussed and agreed to by the Applicant, a motion was offered by John Bonney to approve the application as discussed, moved and seconded by Dr. Michael Brantley.

Ambrosio <u>YES</u>	Bonney <u>YES</u>	Dr. Brantley <u>YES</u>	Rev. Brown <u>Absent</u>	Culp <u>Abstained</u>
D. Davis <u>YES</u>	Lane <u>YES</u>	Mills <u>YES</u>	S. Davis <u>YES</u>	
Keith Cafferty (Alt. 1) <u>YES</u>				

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, July 27, 2016 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Robert Lane, moved and seconded by Dr. Brantley, all in favor. Meeting closed at 8:43 PM.