



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday September 28, 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, Mychal Mills, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer Beahm, PP, AICP – Board Planner, Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: None.

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

NOMINATION OF VICE CHAIR:

Chair Davis makes a motion to nominate Pastor Paul Brown as Vice Chair due to Robert Lane Jr.'s appointment to the Township Committee and resignation from the Planning Board. Pastor Brown accepts the nomination. Chair Davis' motion is seconded by Dr. Michael Brantley and all Board Members are in favor.

CORRESPONDENCE:

1. Resolution #16-411 of the Township Committee acknowledging the resignation of Robert Lane Jr. as a member of the Planning Board due to his appointment to the Township Committee. Mr. Lane appeared and briefly addressed the Board with regard to his resignation.

2. Public Notice from Timothy S. Fitzpatrick with regard to Shark River Beach and Yacht Club's submission of an application to NJDEP for authorization under General Permit 29 – Dredging and Management of Material from a Marina Deposited as a Result of a Storm Event.

RESOLUTIONS MEMORIALIZED:

Resolution #16-21 – Denial of PB13/05 – Wayside Associates, LLC (Mi Place at Wayside)

Resolution #16-22 – Approval of Site Plan – PB16/04 – Ebenezer Church of God of Prophecy – Block 713, Lot 2 – 1418 Monroe Avenue

WAIVER HEARING:

PB16/09 – Fifth Venture, LLC – Block 3903, Lot 3 – 1200 Jumping Brook Road – Applicant is proposing a Minor Site Plan and Minor Subdivision; 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 Rick Brodsky, Esq.

Bill Fitzgerald, PE, PP – Sworn in with Board Professionals.

Peter Avakian discussed the need for Circulation Impact Study and easements/access

Bill Fitzgerald will finalize easements with owner and this will be achieved before the next meeting.

Board members question the benefit of this subdivision. Jennifer Beahm explains that they will be able to transfer or sell 1 building without the other of the subdivision is performed.

It is agreed to by the membership to grant the necessary waivers for completeness and schedule the application for hearing on October 26, 2016.

Based upon the information submitted to the Board, a motion was offered by Dr. Brantley to grant the necessary waivers for completeness purposes at this time, moved and seconded by Richard Culp.

Ambrosio YES Bonney YES Dr. Brantley YES Rev. Brown YES Culp YES

D. Davis YES Mills YES S. Davis YES Keith Cafferty (Alt. 1) N/A

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 also partially heard on January 27, 2016, February 24, 2016, and July 27, 2016. At the July 27, 2016 meeting, it was agreed to by the Applicant and the Board to have the Applicant return this evening with their LSRP to present testimony and address the Board’s concerns with regard to the environmental sensitivity of the site only. Applicant is represented by Mark A. Steinberg, Esq.

****RECEIVED REQUEST ON SEPTEMBER 21, 2016 FROM MARK A. STEINBERG, ESQ. TO ADJOURN THIS MATTER UNTIL OCTOBER 26, 2016 WITHOUT FURTHER NOTICE****

Based upon the information submitted to the Board, a motion was offered by John Bonney to carry this application to the October 26, 2016 meeting date without the need for additional notice, moved and seconded by Dr. Brantley.

Ambrosio YES Bonney YES Dr. Brantley YES Rev. Brown YES Culp YES

D. Davis YES Mills YES S. Davis YES Keith Cafferty (Alt. 1) N/A

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, October 26, 2016 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Chair Davis, moved and seconded by Mr. Bonney, all in favor. Meeting closed at 7:26 PM.