



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday October 26, 2016 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney (Arrived 7:05 PM), Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, 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, Robin DeCorso of 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.

EXECUTIVE SESSION: Resolution #16-24 Adopted and Memorialized. Session is to update Board on Wayside Associates, LLC litigation.

****7:37 PM – BOARD RETURNS FROM EXECUTIVE SESSION – ALL MEMBERS STILL PRESENT****

CORRESPONDENCE:

1. Resolution #16-437 of the Township Committee confirming Mayor's appointments to the Planning Board. – **New Board Members sworn in.**
2. Legal Notification dated September 17, 2016 from Aqua-Terra regarding application being submitted to NJDEP for a Waterfront Development Modification Permit. This is for a proposed modification to existing structures legally existing and previously permitted docks at the existing marina located at Total Marine @ Seaview, 120 Sea Spray Lane. - **Discussed**
3. Legal Notification undated from George W. Henn, Inc. regarding application being submitted to NJDEP for a Coastal Permit for Waterfront Development – Individual Permit / In Water. This is for a proposed 8' wide by 100' long dock to be used for recreational use only (canoes, kayaks, etc. no power boats) to be located at 708 South Riverside Drive. – **Discussed**

RESOLUTIONS MEMORIALIZED:

Resolution #16-23 – Approval of Completeness Waivers – Fifth Venture, LLC – Block 3903, Lot 3 – 1200 Jumping Brook Road.

Resolution #16-24 – Executive Session of the Board.

DISCUSSIONS:

PB16/09 – Fifth Venture, LLC – Block 3903, Lot 3 – 1200 Jumping Brook Road – Applicant is proposing a Minor Site Plan and Minor Subdivision. The Applicant had a waiver hearing on September 28, 2016 at which time waivers were granted by the Board for completeness purposes.

Applicant is represented by Rick Brodsky, Esq.

Bill Fitzgerald, PE – West Long Branch – sworn in.

Public notice is accepted and in order.

It is stated that each building will have its own lot by creating the Minor Subdivision. The only change will be the subdivision line on paper and the restriping of some parking stalls at each of the buildings to add handicap spaces and bring both buildings into compliance with ADA requirements.

The meeting is open for public questions, comment, and opinion – seeing none – public portion is closed.

Based upon the application submitted, a motion was offered by Keith Cafferty to approve the application as submitted and discussed, moved and seconded by Dr. Michael 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**

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 OCTOBER 18, 2016 FROM MARK A. STEINBERG, ESQ. TO ADJOURN THIS MATTER UNTIL DECEMBER 14, 2016 WITHOUT FURTHER NOTICE****

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, November 9, 2016 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dyese Davis, moved and seconded by John Bonney, all in favor. Meeting closed at 7:57 PM.