



**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday November 25, 2015 – 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, Rev. Paul Brown, Richard Culp, Robert Lane, 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: Randy Bishop, Janel Jones, Mychal Mills, Tassie York

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: None.

RESOLUTIONS ADOPTED & MEMORIALIZED:

Resolution #15-15 – Approving Minor Subdivision – 36 Weston Street, LLC – Block 269, Lot 4 – 96 and 96 ½ Clark Avenue (Ocean Grove).

Resolution #15-16 – Approving Minor Subdivision – 11 Edge, LLC – Block 201, Lot 1.01 – 70 South Main Street (Ocean Grove)

DISCUSSIONS:

PB15/10 – Raymond Jarmer – Block 2908, Lot 11 – 702 Maple Avenue – Applicant is proposing a minor subdivision. Certain waivers were granted by the Board on September 23, 2015.

Applicant is represented by Richard W. Hogan, Esq.

The plans have been revised and all witnesses remain under oath.

Exhibit A-4 Aerial Map

No known wetlands – property is vacant, located in the R-2 Zone. A diagonal line creating 2 lots just over 10,000 s.f. each.

Jennifer Beahm suggests shifting the building envelope away from the limo company property to increase buffer.

Mr. Boesch agrees and also agrees to file subdivision by map to prevent confusion when properties move forward with development.

Peter Avakian – questions testimony with regard to the extension of the roadway and what would be best way to insure new developer extends roadway and utilities underground.

Mr. Boesch indicates notes indicating road extension and underground utilities will be added to the map for future purchaser to develop.

No public – Public portion closed.

Based upon the application presented to the Board, a motion was offered by Richard Culp to approve the application with the changes noted and as discussed, moved and seconded by Pastor Brown.

Ambrosio **YES** Bishop **Absent** Rev. Brown **YES** Culp **YES** Jones **Absent**
Lane **YES** Mills **Absent** York **Absent** Davis **YES**

PB15/12 – Heritage at Neptune, LLC – Block 2702, Lot 25.09 – 2 Hogans Way – Applicant is proposing a minor subdivision.

Applicant is represented by Robert J. Curley, Esq.

Roger Mumford and David Boesch (witnesses) are sworn in along with the Board's Professionals.

Exhibit A-1 – Minor Subdivision Plan

Mark Kitrick gives brief summary of prior and current applications.

This application has been presented due to the new NJDEP and Stormwater Management Rules and Regulations now in place since the original subdivision was approved. This is to correct the current condition which was created in 2007-2008.

The proposed detention basin lot is to be dedicated to the Township and the required fees are to be paid to the Township by the Developer.

Proposed lot numbers to be confirmed by the Tax Assessor

No public – Public portion closed.

Based upon the application presented to the Board, a motion was offered by Richard Culp to approve the application with the changes noted and as discussed, moved and seconded by Robert Lane.

Ambrosio **YES** Bishop **Absent** Rev. Brown **YES** Culp **YES** Jones **Absent**
Lane **YES** Mills **Absent** York **Absent** Davis **YES**

ADJOURNMENT:

Motion to adjourn at 7:41 PM was made by Robert Lane, moved and seconded by Rev. Paul Brown. All in favor. The next scheduled Planning Board meeting will be a Regular Meeting on Wednesday, December 23, 2015 at 7:00 PM.

Minutes submitted by Kristie Armour, Administrative Officer.