



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday December 14, 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, Linda Kornegay, Dyese Davis, Mychal Mills, Sharon Davis, Mark 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 – 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.

RECOMMENDATIONS:

The RFQ Subcommittee made the following recommendations for Board Professionals for 2017. Pastor Brown made the motion and Richard Ambrosio seconded the motion. Roll call taken and all members are in favor to select the following Board Professionals to service the Planning Board for 2017:

Board Attorney – Mark Kitrick, Esq.

Board Engineer – Leon S. Avakian

Board Planner – CME Associates

CORRESPONDENCE:

1. Draft meeting dates for the Regular and Special Meetings of the Planning Board for 2017 are discussed. Meetings will begin at 7:00 PM. Regular meetings will take place on the fourth Wednesday of each month with the exception of November which will take place on the second Wednesday, November 8, 2017 due to the Thanksgiving Holiday and there will be no special meeting available the month of April in honor of Passover.
2. Resolution 2016-10 of the County of Monmouth adopting the New Monmouth County Master Plan is reviewed.
3. Ordinance No. 16-47 of the Township of Neptune Amending and Supplementing the Land Development Ordinance of the Township of Neptune by Amending Section 1010, entitled "Plot Plans and As-Built Survey" and Section 1012, entitled "Zoning Permits" which was introduced by the Township Committee on December 12, 2016.
4. Peter Avakian, PE presented and discussed the proposed landscaping changes being proposed at the JSUMC HOPE Tower.

RESOLUTIONS MEMORIALIZED:

Resolution #16-26 – Approval of Minor Site Plan – JLRZ Holdings, LLC – Block 1006, Lot 2 – 2109 Heck Avenue.

Resolution #16-28 – Finding the Proposed Amendment to the Land Development Ordinance (Ordinance No. 16-47) Advances the purposes of Planning and Zoning and Advances the Planning Objectives of the Neptune Township Master 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 also partially heard on January 27, 2016, February 24, 2016, and July 27, 2016. Applicant is represented by Mark A. Steinberg, Esq.

****RECEIVED REQUEST ON DECEMBER 2, 2016 FROM MARK A. STEINBERG, ESQ. TO ADJOURN THIS MATTER UNTIL FEBRUARY 22, 2017 SUBJECT TO NEW NOTICE WHICH WILL BE PROVIDED TO THE PUBLIC FOR THIS NEW HEARING DATE** - This new meeting date was agreed to by the Board provided new public notice is supplied.**

****Dr. Brantley recuses himself and is excused from the remainder of the meeting due to a conflict at 7:35 PM****

PB16/11 – Linus Holding Corp. – Block 209, Lot 1 – 58-60 Main Avenue – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to add a third-floor to an existing mixed-use structure along with associated improvements.

Andrew Karas, Esq. appeared on behalf of the Applicant, Linus Holding Corp.

Mark Kitrick, Esq. – discusses letter received on jurisdiction.

Professionals are sworn in.

It is stated this is a conditional use – not a permitted use; therefore adding bedrooms is not permitted under Ordinance Section 422 Nonconforming uses, structures, and lots.

The Board Professionals and the Applicant’s Attorney discuss jurisdiction and present their arguments.

It is agreed to by the Applicant and the Board to carry this matter to present some legal argument in order to establish jurisdiction.

The Board does not accept jurisdiction at this time and this matter is carried to January 25, 2017 with no further notice being required for continuance of the discussion regarding jurisdiction.

Jack Bredin of 94 ½ Heck Avenue – sworn in. Mr. Bredin is advised he is not to discuss the application as the Board has not accepted jurisdiction. Mr. Bredin reads various sections of the MLUL to the Board regarding jurisdiction.

ADJOURNMENT:

Next scheduled meeting will be our Re-Organization Meeting followed by a Regular Meeting on Wednesday, January 25, 2017 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Pastor Brown, moved and seconded by Keith Cafferty, all in favor. Meeting closed at 8:04 PM.