



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday January 29, 2014 (Revised)  
(Rescheduled from January 22, 2014)  
Immediately following Re-Organization Meeting  
Township Meeting Room 2<sup>nd</sup> Floor**

The regular meeting of the Neptune Township Planning Board which has been duly constituted and advertised according to law is now called to order:

Fire exits are clearly marked at the side and rear of this room, if alerted of a fire, please move in a calm and orderly manner to the nearest smoke free exit.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

It is the policy of the Planning Board to end all matters no later than 11 p.m. Toward the end of the meeting it will be announced that no new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

The following procedure will be followed:

It is the Board's policy to adhere to the following procedure; after testimony by the applicant's attorney or his professional, questions will follow by the members of the Planning Board; at the direction of the Chair the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will be have one [1] five [5] minute session to speak. We ask that questions are directed to the Chair, and not repeated. Time is not transferable. At the completion of the public portion, members of the Planning Board will make final comments prior to offering a resolution to either adopt or deny the proposal before them.

**I. Roll Call and Flag Salute:**

Richard Ambrosio  
Randy Bishop  
Rev. Paul Brown  
Sharon Davis  
Jason Allen Jones  
Robert Lane

Fred Porter  
Joseph Shafto  
Tassie York  
Ray Huizenga (Alternate #1)  
Mel Hood (Alternate #2)

Also Present: Mark G. Kitrick, Esq. Board Attorney  
Peter R. Avakian, Board Engineer  
Jennifer Beahm, Board Planner

**II. Correspondence:**

- a. Ordinance No. 14-02 of the Township of Neptune Amending and Supplementing Article X Fees, Guarantees, Inspections & Off-Tract Improvements, Land Development Ordinance Volume II, Section 1006 Entitled "Inspections and Tests", introduced at the Township Committee meeting on January 13, 2014.

If any board member cannot attend, please call or email the board office at 732-988-5200 ext 278 or at [karmour@neptunetownship.org](mailto:karmour@neptunetownship.org).

- b. Ordinance No. 14-04 of the Township of Neptune Amending and Supplementing Article X Fees, Guarantees, Inspections & Off-Tract Improvements, Land Development Ordinance Volume II, Section 1000 Entitled “Application and Escrow Fees” and Section 1004 Entitled “Approval by Township Attorney”, introduced at the Township Committee meeting on January 27, 2014.
- c. Ordinance No. 14-05 of the Township of Neptune Amending Article III Zoning Districts and Zoning Map, Land Development Ordinance Volume II, Section 301 Entitled “Zoning Map”, introduced at the Township Committee meeting on January 27, 2014.
- d. Ordinance No. 14-06 of the Township of Neptune Amending Article III Zoning Districts and Zoning Map, Land Development Ordinance Volume II, Section 300 Entitled “Districts”, and to Add Section 423 to be Entitled “Transit Village Zone”, introduced at the Township Committee meeting on January 27, 2014.
- e. Ordinance No. 14-07 of the Township of Neptune Amending Article IV Zoning District Regulations, Land Development Ordinance Volume II, Section 415 Entitled “Conditional Use Criteria” to add Section 415.20 to be Entitled “Convenience Store with Gas”, introduced at the Township Committee meeting on January 27, 2014.
- f. Ordinance No. 14-08 of the Township of Neptune Amending Article III Zoning Districts and Zoning Map, Land Development Ordinance Volume II, Section 300 Entitled “Districts”, and to Add Section 424 to be Entitled “Hospital Support Zone”, introduced at the Township Committee meeting on January 27, 2014.
- g. Borough of Belmar - Application for Waterfront Development, Flood Hazard Area & Freshwater Wetlands Permit Application dated December 4, 2013 – Notice to Neighboring Landowners.
- h. Vincent & Joyce Calabretta, 302 West Concourse, Neptune Township – Application for NJDEP Individual Waterfront Development Permit After the Fact.

**III. Resolutions to be memorialized:**

- a. None.

**IV. Applications under consideration for this evening:**

- a. **PB13/07 – 66 Neptune Realty, LLC (Brick House Tap & Tavern)** (Block 1508, Lot 1) – Route 66 – Applicant is seeking a front yard setback variance than was not included with original Site Plan approval. **\*\*APPLICATION CARRIED FROM DECEMBER 11, 2013 HEARING - NO FURTHER NOTICE REQUIRED FOR THIS MEETING DATE\*\***

**V. Adjournment:**

- a. Next scheduled hearing will be Wednesday, February 26, 2014 at 7:00 PM.
- b. With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.

**CARRIED FROM DECEMBER 11, 2014 MEETING**

**PB13/07** – Block 1508, Lot 1 – 3655 NJ State Highway Route 66 – submitted by 66 Neptune Realty, LLC (Brick House Tap & Tavern) and represented by Salvatore Alfieri, Esq. The Applicant is seeking Amended Site Plan approval to now include a bulk variance for front yard setback for a water service backflow enclosure.

- Enclosed:** 1/15/14 Letter from Applicant’s Attorney, Salvatore Alfieri, Esq.
- Previously Enclosed:** 11/27/13 Completeness Checklist and Application for Bulk Variance
- List of Requested Waivers
- Contact List
- 11/27/13 Variance Plan (Sheet 1 of 2)
- Variance Construction Details (Sheet 2 of 2)
- Correspondence from: 12/05/13 – Board Engineer’s Review Letter
- 12/05/13 – Applicant’s Attorney’s Correspondence

Board notes:

Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_

Ambrosio\_\_\_ Bishop\_\_\_ Rev. Brown \_\_\_ Davis\_\_\_ Jones\_\_\_ Lane\_\_\_ Porter\_\_\_ York\_\_\_ Shafto\_\_\_

Alternates: Huizenga (Alt. 1) \_\_\_ Mel Hood (Alt 2)\_\_\_