

**Neptune Township ~ Planning Board  
Special Meeting Agenda  
Wednesday September 17, 2014 – 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

The Special 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. None.

**III. Resolutions to be memorialized:**

a. None.

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

- a. **PB13/05 – WAYSIDE ASSOCIATES, LLC (Mi Place at Wayside)** (Block 1006, Lots 14.01 & 16) – 740 Wayside Road – Applicant is seeking Major Site Plan approval to construct 89 apartments (revised from the originally proposed 96 apartments) now consisting of forty-one (41) 1-bedroom units, thirty-nine (39) 2-bedroom units, and nine (9) 3-bedroom units. **\*\*APPLICATION CARRIED FROM MAY 28, 2014 TO A SPECIAL MEETING ON JUNE 11<sup>th</sup> WHICH WAS ULTIMATELY CANCELLED THEN RESCHEDULED AND PARTIALLY HEARD ON JULY 23<sup>rd</sup>. AT THAT TIME THE BOARD GRANTED THE SPECIAL MEETING OF THIS DATE FOR CONTINUATION\*\***

**V. Adjournment:**

- a. Next scheduled hearing will be Wednesday, September 24, 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.

**\*Partially Heard on July 23, 2014\*\* PB13/05 – WAYSIDE ASSOCIATES, LLC (Mi Place at Wayside)**  
 (Block 1006, Lots 14.01 & 16) – 740 Wayside Road – Applicant is seeking Major Site Plan approval to construct 89 apartments (revised from the originally proposed 96 apartments) now consisting of forty-one (41) 1-bedroom units, thirty-nine (39) 2-bedroom units, and nine (9) 3-bedroom units.

**Previously Enclosed  
 With May 28, 2014 &  
 June 11, 2014**

- Agenda Packages:**
- 10/11/13 Completeness Checklist and Application for Site Plan
  - 09/16/13 Deed – Filed with County on 10/3/13
  - 02/14/14 Stormwater Management Report
  - 10/29/13 Traffic Impact Analysis
  - 10/10/13 Environmental & Community Impact Statement
  - 02/25/14 Architectural Plans prepared by Barton Partners (15 sheets)
  - 05/10/06 Topographic Plan prepared by Van Cleef Engineering Associates (1 sht)
  - 11/24/13 Preliminary and Final Major Site Plans prepared by PDS (25 sheets)
  - 05/21/14 Board Planner’s Review Report
  - 04/10/14 Environmental/Shade Tree Comments
  - 04/04/14 Traffic Bureau Comments
  - 12/09/13 Monmouth County Planning Board – Conditional Approval
  - 11/20/13 Freehold Soil Conservation District – Initial Application Review
  - 11/06/13 Neptune Fire Prevention Bureau Comments
  - 05/29/14 Updated Neptune Fire Prevention Bureau Comments
  - 05/28/14 Revised Environmental & Community Impact Statement

**Currently Enclosed:**

- 08/11/14 Freehold Soil Conservation District – Review of Revisions
- 05/29/14 Dynamic Traffic LLC – Additional Traffic Data
- 08/26/14 Revised Environmental & Community Impact Statement
- 08/26/14 Revised Stormwater Management Report
- 08/27/14 Color Architecturals prepared by Barton Partners
- 08/27/14 Revised Preliminary & Final Major Site Plan (28 Sheets)

Board notes:

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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)\_\_\_

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).

