

**Neptune Township ~ Planning Board
Special Meeting Agenda
Wednesday June 11, 2014 at 7:00 PM
Township Meeting Room 2nd 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, Vice Chairperson
Jason Allen Jones
Robert Lane

Fred Porter
Joseph Shafto, Chairperson
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. Application 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 96 apartments consisting of forty-eight (48) 1-bedroom units and forty-eight (48) 2-bedroom units.

V. Adjournment:

- a. Next scheduled hearing will be Wednesday, June 25, 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.

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 96 apartments consisting of forty-eight (48) 1-bedroom units and forty-eight (48) 2-bedroom units.

- Previously Enclosed:**
- 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 sheet)
 - 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
- Currently Enclosed:**
- 05/29/14 Updated Neptune Fire Prevention Bureau Comments
 - 05/28/14 Revised Environmental & Community Impact Statement

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)___