



**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday November 27, 2013 - 7:00 P.M.
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio (arrived 7:15 PM), Sharon Davis, Robert Lane, Fred Porter, Joseph Shafto, Tassie York, Mark G. Kitrick, Esq. Attorney to the Board, Peter Avakian, PE Board Engineer, Jennifer C. Beahm, PP, AICP Board Planner, and State Shorthand Reporting.

Absent: Randy Bishop, Rev. Paul Brown, Mel Hood, Ray Huizenga, Jason Jones, Tassie York

OPENING:

Meeting called to order by Joseph Shafto, Chairman at 7:10 PM. Mr. Shafto advised the public of the fire exits and how the meeting will proceed.

RESOLUTIONS TO BE ADOPTED & MEMORIALIZED:

RESOLUTION #13-10 – Confirming the Appointment of Sharon Davis as Vice Chairperson for the remainder of 2013.

Motion to Adopt & Memorialize offered by Robert Lane and seconded by Joseph Shafto

Those who voted yes: Joseph Shafto, Fred Porter, and Robert Lane

Those absent: Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Mel Hood, Ray Huizenga, Jason Jones

DISCUSSIONS:

PB13/03 – Block 276, Lots 129 & 130 – 1500 7th Avenue - submitted by CMEK Investments, LLC and represented by Mark Steinberg, Esq. The Applicant is proposing to subdivide the existing 100 ft. X 150 ft. property into two (2) 75 ft. X 100 ft. properties. The proposed subdivision generates a nonconformity with regard to the existing one story residence.

Applicant's Attorney, Mark Steinberg, Esq. introduces his first witness Charles Surmonte, PE, PLS who is qualified and accepted by the Board.

All professionals are sworn in.

Exhibit A-1 is marked – Minor Subdivision Plan

Applicant is proposing to subdivide the existing 100 ft. x 150 ft. lot into two (2) 75 ft. x 100 ft. lots which will provide 7,500 s.f. each lot which exceeds the required 5,000 s.f. for the zone. Most lots within 200 feet of the site along 7th avenue are 50 ft. x 100 ft.

The existing home on the lot will require a rear yard setback variance.

Peter Avakian's review letter is discussed. A waiver is being requested for Tree Removal since there is no building footprint proposed for the new lot being created at this time.

Mr. Surmonte testified plans will comply with both the Engineer and Planner's reports.

Jennifer Beahm, Board Planner, states the variance relief they are requesting exists today and the subdivision will not affect the current condition.

Member of the public - Mr. Pensabene questions the testimony with regard to the surround lot sizes. Only one section of the "200 ft properties" was analyzed for lot size.

Christopher Nicolas – Builder – and one of the partners of CMEK LLC. Proposing to add space over garage and add a breezeway to existing home on the lot. There are plans to build a home on the new lot being created but none available at this time.

Mark Steinberg, Esq. summarizes and closes.

Based upon the application before the Board a motion was offered by Fred Porter to approve the application as discussed, moved and seconded by Tassie York.

Those who voted YES: Richard Ambrosio, Sharon Davis, Robert Lane, Fred Porter, Tassie York, and Joseph Shafto.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Randy Bishop, Mel Hood, Jason Jones, Ray Huizenga, and Rev. Brown.

ADJOURNMENT:

Motion to adjourn at 8:10 PM and to have the next meeting on Wednesday, December 11, 2013. All in favor.

Minutes submitted by Kristie Armour, Board Secretary.