

January 11, 1973

The regular meeting of the Planning Board of the Township of Neptune was held on the above date with the following members present: Michael Fornino, Robert R. Goodrich, William Kienzlen, Charles E. Lang and John B. Wright.

RE-ORGANIZATION FOR 1973

Chairman

Mr. Lang announced that the first order of business was to elect a Chairman of the Planning Board for 1973.

Mr. Goodrich offered the following resolution, moved and seconded by Mr. Kienzlen, that it be adopted:

BE IT RESOLVED, That Charles E. Lang, be and he is hereby elected as Chairman of the Planning Board of the Township of Neptune for 1973.

The resolution was adopted on the following vote: Fornino, aye; Goodrich, aye; Kienzlen, aye; Wright, aye; and Lang, aye.

Vice Chairman

Mr. Fornino offered the following resolution, moved and seconded by Mr. Goodrich, that it be adopted:

BE IT RESOLVED, That John B. Wright, be and he is hereby elected as Vice Chairman of the Planning Board of the Township of Neptune for 1973.

The resolution was adopted on the following vote: Fornino, aye; Goodrich, aye; Kienzlen, aye; Wright, aye; and Lang, aye.

Minor Sub-division Committee

Chairman Lang appointed Michael Fornino as Chairman for the Minor Sub-division Committee for 1973.

COMMUNICATION

The Board again considered the request of Mrs. Patricia P. Bender and Mrs. Frances Oliver, that the Commercial Neighborhood Retail Zone in Shark River Hills be re-zoned R-7.5A. The review of this request prepared by the Planning Consultant, had been under study by the Board since their last meeting.

Mr. Fornino offered the following resolution, moved and seconded by Mr. Kienzlen, that it be adopted:

WHEREAS, The Planning Board of the Township of Neptune has received a request that the C-NR Zone in Shark River Hills be re-zoned R-7.5A; and,

WHEREAS, The proposal has been reviewed by the Planning Consultant; and,

WHEREAS, The Planning Board, after carefully considering the reasons submitted with the request, the comments of the Consultant, personal knowledge and inspection of the area, and based on established planning principles, has made the following factual findings:

1. There is a lack of convenient shopping for Shark River Hills.
2. The present and expected population of Shark River Hills is large enough to support a small neighborhood shopping center.
3. The site has good qualities for a small neighborhood shopping center.

THEREFORE, BE IT RESOLVED, That there be no change in the C-NR Zone in Shark River Hills.

The resolution was adopted on the following vote: Fornino, aye; Goodrich, aye; Kienzlen, aye; Wright, aye; and Lang, aye.

Mrs. Oliver asked if there was any recourse open to the residents of Shark River Hills who desired the Zoning to be changed and Mr. Lang stated that their next step would be to apply to the Township Committee.

APPLICATION FOR SITE PLAN APPROVAL

Block 167, Lots 339, 340, and 341

The Board next considered the application for site plan approval submitted by Haydu & Sons, Inc., for the construction of an addition to the Haydu building known as 1200 Seventh Avenue. Memorandum #1 prepared by the Planning Consultant had been reviewed by the Board. Steve Carton represented the applicant.

Mr. Goodrich offered the following resolution, moved and seconded by Mr. Wright, that it be adopted:

WHEREAS, Haydu and Sons, Inc., has applied for site plan approval for the construction of an addition to the building on the property known as Block 167, Lots 339, 340, and 341; and,

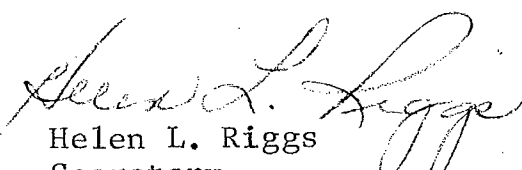
WHEREAS, The plans have been reviewed by the Township's Planning Consultant and various municipal agencies and based on these reviews, the Planning Board finds that the applicant meets the standards for site plan approval as established by the Zoning Ordinance of the Township of Neptune;

THEREFORE, BE IT RESOLVED, That the application of Haydu and Sons, Inc., for site plan approval for the construction of an addition to the building on the property known as Block 167, Lots 339, 340, and 341, be approved subject to:

1. The filing of a revised plan to show:
 - a. On-site parking facilities drawn to the required dimensions, including parking within the building.
 - b. The driveway exiting onto Sixth Avenue designated One Way Exit.
 - c. On-site circulation system.
 - d. Landscaping of the west side yard north of the rear yard and the front yard.
2. Obtaining a variance from the Board of Adjustment for:
 - a. The size of the lot.
 - b. Insufficient side yards and front set-backs.
 - c. The height of the chimney.
 - d. Coverage of more than 40% of the lot.
3. Approval of the Board of Health in relation to the output from the chimney.
4. Elimination of truck or tractor trailer parking on Atkins Avenue.

The resolution was adopted on the following vote: Fornino, aye; Goodrich, aye; Kienzlen, aye; Wright, aye; and Lang, aye.

There being no further business, on a motion the meeting adjourned.


Helen L. Riggs
Secretary