



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday September 27, 2017 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. No new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

After testimony by the applicant's attorney or his professional, questions will follow by the members of the Planning Board; at my direction, 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. I ask that questions are directed to me, 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
John Bonney
Mayor, Dr. Michael Brantley
Bishop Paul Brown, Vice Chair
Keith P. Cafferty (Alt. #1)
Richard Culp

Dyese Davis
Linda Kornegay (Alt. #2)
Robert Lane
Mychal Mills
Sharon Davis, Chair

Also Present: Mark G. Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Jennifer C. Beahm, Board Planner
Lou Luglio, PE, PTOE, Board Traffic Consultant
Robin DeCorso of Torro Reporting, LLC
Kristie Armour, Board Secretary

II. Discussions/Correspondence:

- a. Housing Plan Element and Fair Share Plan prepared by Jennifer C. Beahm, PP, AICP of Leon S. Avakian, Inc. dated September 27, 2017.

III. Resolutions to be memorialized:

- a. **Resolution #17-16 – Wells Fargo Bank** – Block 1703, Lot 9 – 100 Fortunato Place – Approval of Certain Waivers for Completeness Purposes.

Those Eligible to Vote: *Richard Ambrosio, Dr. Michael Brantley, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Robert Lane, and Sharon Davis*

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

- b. **Resolution #17-17 – Rose & Miriam Pierre** – Block 610, Lot 5 – 329 Fisher Avenue – Approval of Minor Subdivision.

Those Eligible to Vote: Richard Ambrosio, Dr. Michael Brantley, Bishop Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Robert Lane, and Sharon Davis

IV. Applications under consideration for this evening:

- a. **PB17/07 – Wells Fargo Bank** – Block 1703, Lot 9 – 100 Fortunato Place – Applicant is seeking Minor Site Plan approval for proposed lighting which is required for security purposes. Applicant had a waiver hearing on August 23, 2017 at which time all waivers requested for completeness purposes were granted by the Board with the exception of providing a current Survey of Property. Applicant is represented by Michael Peacock, Esq. ****RECEIVED E-MAIL REQUEST FROM MICHAEL PEACOCK, ESQ. TO ADJOURN THIS MATTER TO OCTOBER 25, 2017. NOTICE WILL BE PROVIDED FOR THE OCTOBER 25, 2017 MEETING DATE****
- b. **PB17/04 – Neptune Hotel, LLC c/o The Onix Group** – Block 4006, Lot 1 – Applicant is seeking Preliminary and Final Site Plan approval to construct a 5-story hotel in lieu of the previously approved restaurant pad site on the property. Applicant is represented by Mark Aikins, Esq.
- c. **PB15/07 – JERSEY SHORE UNIVERSITY MEDICAL CENTER** – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – Applicant is seeking an amendment/modification to the Resolution of Approval in order to permit the opening of the HOPE Tower building for use and occupancy prior to receiving NJDOT Approval. Applicant is represented by Peter S. Falvo, Esq.
- d. **PB17/10 – JERSEY SHORE UNIVERSITY MEDICAL CENTER** – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue – Applicant is seeking Minor Site Plan approval for signage proposed on the HOPE Tower building.

V. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, October 25, 2017 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.

PB17/07 – Wells Fargo Bank – Block 1703, Lot 9 – 100 Fortunato Place – Applicant is seeking Minor Site Plan approval for proposed lighting which is required for security purposes. Applicant had a waiver hearing on August 23, 2017 at which time all waivers requested for completeness purposes were granted by the Board with the exception of providing a current Survey of Property. Applicant is represented by Michael Peacock, Esq.

Previously Enclosed: Correspondence from Michael R. Peacock, Esq. (7/26/17)
Approval of Landlord for Improvements (5/4/17)
Completeness Checklists & Applications Minor Site Plans/Variances (6/27/17)
Copy of Deed (12/30/82)
Copy of Prior Resolution of Approval (10/4/78)
Reduced Size Lighting Plan & Details (5/2/17)

Previously Enclosed Correspondence: Township Engineer's Completeness Review (8/4/17)

Board notes:

****RECEIVED E-MAIL REQUEST FROM MICHAEL PEACOCK, ESQ. TO ADJOURN THIS MATTER TO OCTOBER 25, 2017. NOTICE WILL BE PROVIDED FOR THE OCTOBER 25, 2017 MEETING DATE****

Motion offered by _____ to be moved and second by _____

Ambrosio___ Bonney___ Dr. Brantley___ Bishop Brown___ Culp___ D. Davis___ Lane___ Mills___ S. Davis___

Alternates: Keith P. Cafferty (Alt 1) _____ Linda Kornegay (Alt 2) _____

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****Partially heard on August 23, 2017****

PB17/04 – Neptune Hotel, LLC c/o The Onix Group – Block 4006, Lot 1 – Applicant is seeking Preliminary and Final Site Plan approval to construct a 5-story hotel in lieu of the previously approved restaurant pad site on the property. Applicant is represented by Mark Aikins, Esq

Previously Enclosed
w/ 7/26/17 & 8/23/17

- Agenda:
- Completeness Checklist and Application for Site Plans (Rec'd 5/1/17)
- Zoning Officer's Denial of Permit (5/2017)
- Application for Zoning Permit (4/27/17)
- Copy of Deed (8/22/11)
- Location Survey (11/30/12)
- Architectural Plans (2 sheets) (3/1/17)
- Amended Preliminary and Final Site Plans (13 sheets) (5/16/17)
- McDonough & Rea Traffic Impact Analysis (6/28/17)
- Fiscal Impact Statement (June 2017)
- Environmental Impact Statement (6/20/17)
- Freehold Soil Conservation Certification Letter (6/2/17)
- Architectural Plans (2 sheets) (5/24/17)
- Amended Preliminary and Final Site Plans (13 sheets) (8/9/17)
- Currently Enclosed: Reduced Copy of Trash Enclosure Exhibit (1 sheet) (9/14/17)**
- Revised Architectural Exterior Elevations (1 sheet) (8/14/17)**
- Proposed Sign Exhibits (2 sheets) (9/14/17)**

Previously Enclosed

- Correspondence:
- Environmental/Shade Tree Commission Comments (7/19/17)
- Traffic Consultant's Comments (7/12/17)
- Neptune Fire Prevention Bureau Comments (6/21/17)
- Neptune Traffic Bureau Comments (6/5/17)

BOARD NOTES:

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Motion offered by _____ to be moved and second by _____

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Alternates: Keith P. Cafferty (Alt 1) _____ Linda Kornegay (Alt 2) _____

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