



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday November 13, 2019 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 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:

- | | |
|-------------------------------|--------------------------|
| Richard Ambrosio | Richard Culp |
| John Bonney | Dyese Davis |
| Lisa Boyd (Alt. #2) | Linda Kornegay (Alt. #1) |
| Dr. Michael Brantley | Robert Lane |
| Bishop Paul Brown, Vice Chair | Sharon Davis, Chair |
| Keith P. Cafferty | |

- Also Present:
- Mark G. Kitrick, Esq. Board Attorney
 - Peter R. Avakian, Board Engineer
 - Jennifer C. Beahm, PP, AICP, Board Planner
 - Robin DeCorso of Torro Reporting, LLC
 - Kristie Dickert, Board Secretary

II. Flag Salute

III. Correspondence: None.

IV. Resolutions to be memorialized: None.

V. Consistency Determination:

- a. **Ordinance No. 19-36** of the Township of Neptune to Amend and Supplement the Land Development Ordinance Sections 1002 and 1007, entitled “Guarantees Required for On-and-Off Tract Improvements” and “Reduction of Guarantee” so as to conform to Amendments to the Municipal Land Use Law, introduced at the Township Committee meeting on October 28, 2019.

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

VI. Applications Under Consideration:

- a. **PB19/05 – OG NORTH END DEVELOPMENT, LLC** – Block 101, Lots 3, 4, and part of Lots 2 & 5 – 17 Spray Avenue, Boardwalk North End, Lake Avenue Walkway, and End of Beach Avenue – The Applicant is seeking Preliminary and Final Major Site Plan approval in accordance with the Township’s Redevelopment Plan Ocean Grove North End adopted by the Neptune Township Committee on March 24, 2008. Applicant is represented by Jennifer S. Krimko, Esq.

VII. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, December 11, 2019 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.

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Enclosed: Completeness Checklist and Application (Rec’d 10/11/19)
 Partial Copy of Ground Lease Agreement (9/16/19) (Full 121 page document in Board File)
 Witness List
 Community Impact Statement (6/21/19)
 Environmental Impact Statement (3/27/19)
 Stormwater Management Report (6/21/19)
 Traffic Impact Study (10/28/19)
 ALTA/ACSM Land Title Survey (7/22/15)
 Preliminary and Final Major Site Plans (6/21/19)
 Landscape Architecture Plans (7/8/19)
 Architectural Plans (6/21/19)

Correspondence: Redevelopment Plan Ocean Grove North End (Adopted 3/24/08)
 Tax Assessor’s Comments (11/4/19)
 Draft Comments from HPC (**Final Document will not be available until night of meeting due to meeting schedules**)

BOARD NOTES:

Motion offered by _____ to be moved and second by _____
Ambrosio__ Bonney__ Dr. Brantley__ Bishop Brown__ Cafferty__ Culp__ D. Davis__ Lane__ S. Davis__
Alternates: Linda Kornegay (Alt 1) ____ Lisa Boyd (Alt 2) ____

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