



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda – Meeting to be Held Remotely Via ZOOM  
Wednesday, October 28, 2020 at 7:00 PM**

This Regular Meeting of the Planning Board will be taking place remotely via ZOOM and will commence at 7:00 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at the Municipal Building due to current COVID-19 rules and regulations. Instructions on how to access the meeting via Zoom are listed below:

**PUBLIC ACCESS TO ZOOM MEETING:**

To access the virtual hearing, you must join the ZOOM meeting. To join the ZOOM meeting, you will need access to a computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/planning-board>

Topic: Neptune Township Planning Board Regular Meeting  
Time: Oct 28, 2020 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/83587749858?pwd=aC8xMUJrL3BiUkxWd0JlWVJXNWVDQT09>

**Meeting ID:** 835 8774 9858

**Passcode:** 443191

One tap mobile

+16465588656,,83587749858#,,,,,0#,,443191# US (New York)

+13017158592,,83587749858#,,,,,0#,,443191# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

**Meeting ID:** 835 8774 9858

**Passcode:** 443191

Find your local number: <https://us02web.zoom.us/j/83587749858?pwd=aC8xMUJrL3BiUkxWd0JlWVJXNWVDQT09>

**PUBLIC PARTICIPATION IN ZOOM MEETING:**

You will be able to participate when the Board Chair opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses. The Board Chair will limit public comments to 5 minutes per person. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org) in advance of the meeting so they may be marked into evidence. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

**PUBLIC ACCESS TO APPLICATION FILES:**

You will be able to access the application files that are shown in the meeting via the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/planning-board>

**ALTERNATE ACCESS TO APPLICATION FILES:**

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-988-5200 Ext. 278 or [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org). If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

The regular meeting of the Neptune Township Planning Board which has been duly constituted and advertised according to law is now called to order.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others. If there is a lot of background noise at your location I ask that you please move to a quiet location and/or mute your device until you wish or are asked to speak.

It is the policy of the Planning Board to end all matters no later than 11 PM. No new applications will begin after 10:00 PM nor will any new witnesses or testimony begin after 10:30 PM.

After testimony by the applicant(s), their attorney, or their professional(s), questions will follow by the members of the Planning Board; at my direction, the public portion will be opened to ask **questions only of each witness**. At the conclusion of testimony for each application, the public portion will again be opened. At this time 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 or provide comment on the application under consideration. 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. There will be no further questions or comments from the public at this time.

**I. FLAG SALUTE**

**II. ROLL CALL:**

Richard Ambrosio  
John Bonney  
Lisa Boyd (Alt. #2)  
Dr. Michael Brantley  
Bishop Paul Brown  
Keith P. Cafferty

Richard Culp  
Dyese Davis  
Linda Kornegay (Alt. #1)  
Mayor Robert Lane, Jr.  
Sharon Davis

**Also Present:** Mark G. Kitrick, Esq. – Board Attorney  
Peter R. Avakian – Board Engineer  
Jennifer C. Beahm – Board Planner  
Kristie Dickert – Board Secretary

**III. CORRESPONDENCE:** None.

**IV. RESOLUTIONS TO BE MEMORIALIZED:**

- a. **REVISED - Resolution No. 20-13 – Granting/Denying Certain Completeness Waivers Requested - Heathrow Exchange, LLC & Shark River Hills Estates – Block 5303, Lots 16, 19 & 20 – 2 & 6 Park Place & 5 Valetta Place.**

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

**V. APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING:**

- a. **PB20/04 – Minor Subdivision – James Lawson – Block 2201, Lot 46 – 2831 W. Bangs Avenue – Applicant is seeking a Minor Subdivision to create two (2) residential lots which require variances. Applicant is represented by Ronald J. Troppoli, Esq.**
- b. **PB20/05 – Preliminary and Final Major Subdivision – Hemenway Construction, Inc. – Block 420, Lot 4 – 1228 05<sup>th</sup> Avenue – Applicant is seeking a Major Subdivision to create six (6) residential lots. Applicant is represented by David J. Haber, Esq.**

- c. **PB20/03 – Minor Subdivision** - Heathrow Exchange, LLC & Shark River Hills Estates – Applicant had a waiver hearing in order to determine application completeness on August 26, 2020, at which time certain waivers were granted. The Applicant has provided the necessary documents in order to determine this application complete for hearing purposes. Applicant is now seeking Minor Subdivision approval to create two (2) new residential lots which require variances. Applicant is represented by Mark A. Steinberg, Esq.

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our Regular Meeting on **TUESDAY, NOVEMBER 24, 2020** at 7:00 PM which may also take place via ZOOM. Please check our website for any updates regarding meeting location and/or meeting access as the links, meeting passwords, and meeting ID's will change for each meeting that is held via ZOOM.
- b. With no further business before the Board, a motion to adjourn is offered by \_\_\_\_\_ moved and seconded by \_\_\_\_\_, meeting closes at \_\_\_\_\_ PM.



**PB20/05 – Preliminary and Final Major Subdivision** – Hemenway Construction, Inc. – Block 420, Lot 4 – 1228 05<sup>th</sup> Avenue – Applicant is seeking a Major Subdivision to create six (6) residential lots. Applicant is represented by David J. Haber, Esq.

Enclosed: Application for Subdivision (Rec'd 8/11/2020)  
Copy of Deed (6/11/2019)  
Community Impact Statement (Revised 10/14/2020)  
Environmental Impact Statement (6/11/2020)  
Sanitary Sewer & Water Report (10/14/2020)  
Operation and Maintenance Manual (Revised 10/14/2020)  
Stormwater Management Report (Revised 10/14/2020)  
Boundary & Topographic Survey (6/18/2020)  
Preliminary and Final Major Subdivision Plans (Revised 10/14/2020)  
InSite Engineering's Response to Township Engineer & Board Professionals (10/16/2020)

Correspondence: Township Engineer's Review (9/14/2020)  
Board Engineer & Planner's Review (10/12/2020)

**BOARD NOTES:**

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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) \_\_

