



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda – Meeting to be Held Remotely Via ZOOM  
Wednesday, March 24, 2021 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, camera, speakers, and a microphone 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 or launch Zoom 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 once you are granted access by the host. 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 3-24-2021  
Time: Mar 24, 2021 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/83518608158?pwd=ZTdGWXRaZVJmNzRCd2RKdnlZam4rZz09>

**Meeting ID:** 835 1860 8158

**Passcode:** 022969

One tap mobile

+13126266799,,83518608158#,,,,\*022969# US (Chicago)

+16465588656,,83518608158#,,,,\*022969# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

**Meeting ID:** 835 1860 8158

**Passcode:** 022969

Find your local number: <https://us02web.zoom.us/j/83518608158?pwd=ZTdGWXRaZVJmNzRCd2RKdnlZam4rZz09>

### **PUBLIC PARTICIPATON 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 the testimony of each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses. Once testimony is completed, the Board Chair will open the meeting to the public for comments or statements regarding the application currently under consideration. The Board Chair will limit public comments to 5 minutes per person and time is not transferrable between members of the public. 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) at least 72 hours in advance of the meeting so they may be evaluated and marked into evidence, if required. 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 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 and the Board Professionals; 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 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 between members of the public. 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. ROLL CALL:**

Brian Acciani  
Richard Ambrosio  
John Bonney  
Lisa Boyd

Dr. Michael Brantley, Mayor  
Bishop Paul Brown  
Keith P. Cafferty

Richard Culp  
Dyese Davis  
Deion Johnson (Alt. #1)

**Also Present:**

Mark G. Kitrick, Esq. – Board Attorney  
Peter R. Avakian, PE, PP, CME – Board Engineer  
Jennifer C. Beahm, PP, AICP – Board Planner  
Kristie Dickert – Board Secretary

**II. FLAG SALUTE**

**III. RESOLUTIONS TO BE MEMORIALIZED:**

- a. **Resolution No. 21-07 – Supporting Review and Public Hearing Regarding Designation of Block 1106, Lots 1-17 along Routes 33 and 35 as a Non-Condemnation Redevelopment Area**

**Those Eligible:** Richard Ambrosio, Lisa Boyd, Richard Culp, Brian Acciani, Dyese Davis, and Bishop Paul Brown

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

- a. **PB19/06A – Amended Preliminary and Final Major Site Plan – WCS Group, LLC – Block 3902, Lot 2 – 600 Essex Road - Applicant had received Preliminary and Final Site Plan approval per Resolution No. 19-12 which was memorialized on September 25, 2019. The Applicant is now seeking Amended Preliminary and Final Major Site Plan approval to make modifications to the approved site plan. Proposed changes include elimination of extra parking stalls located on the northern side of the property, modification of the building to be a single-tenant building, and modification of the proposed architecture to retain the existing architectural treatment of the building. Applicant is represented by Kenneth L. Pape, Esq. **\*\*THIS APPLICATION WAS ORIGINALLY SCHEDULED FOR FEBRUARY 24, 2021 AND CARRIED TO THIS MEETING DATE WITHOUT FURTHER NOTICE BEING REQUIRED\*\*****

- b. **PB20/03 – Minor Subdivision** - Heathrow Exchange, LLC & Shark River Hills Estates – Block 5303, Lots 16, 19, & 20 – 2 & 6 Park Place & 5 Valetta Place - 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. **\*\*PARTIALLY HEARD ON OCTOBER 28, 2020 AND CARRIED TO NOVEMBER 24, 2020 (not heard), THEN CARRIED TO JANUARY 27, 2021 (not heard), THEN CARRIED TO FEBRUARY 24, 2021 (not heard), THEN FURTHER TO THIS DATE (3/24/21) WITHOUT FURTHER NOTICE BEING REQUIRED.\*\***
- c. **PB20/02 – Preliminary & Final Major Subdivision and Preliminary & Final Major Site Plan** – Scarlet Flier Ventures, LLC (aka Bevjean Estates) – Block 2601, Lots 1-9 – 3122-3138 W. Bangs Avenue – Applicant is seeking Preliminary and Final Major Subdivision and Site Plan approvals to create a total of 18 lots for the purposes of constructing 17 new single family homes and a stormwater detention basin with associated improvements. This proposal requires variances for lot width, lot frontage, and minimum provable area on several of the proposed lots. Applicant is represented by Ronald J. Troppoli, Esq.

V. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, APRIL 28, 2021** beginning 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.

**PB19/06A – Amended Preliminary and Final Major Site Plan** – WCS Group, LLC – Block 3902, Lot 2 – 600 Essex Road - Applicant had received Preliminary and Final Site Plan approval per Resolution No. 19-12 which was memorialized on September 25, 2019. The Applicant is now seeking Amended Preliminary and Final Major Site Plan approval to make modifications to the previously approved site plan. Proposed changes include elimination of extra parking stalls located on the northern side of the property, modification of the building to be a single-tenant building, and modification of the proposed architecture to retain the existing architectural treatment of the building. Applicant is represented by Kenneth L. Pape, Esq.

**Previously Enclosed:**           Completeness Checklist & Application (Rec'd 12/10/20)  
                                          Summary of Variance & Design Waiver Requests (11/2020)  
                                          Traffic Impact Report (Dolan & Dean) (1/8/2021)  
                                          Environmental Site Investigation Report (Renova) (4/2017)  
                                          Stormwater Management, Groundwater Recharge, and  
                                          Water Quality Analysis Report (January 2019)  
                                          Boundary and Topographic Survey (12/6/2018)  
                                          Building Elevations (1 sheet) (10/29/2020)  
                                          Amended Preliminary and Final Site Plans (12/1/2020)

**Prior Correspondence:**       Tax Assessor’s Memo (1/29/21)  
                                          Traffic Bureau’s Comments (2/1/21)  
                                          Fire Prevention Bureau’s Comments (2/12/21)  
                                          Environmental/Shade Tree Commission Comments (2/17/21)  
                                          Board Engineer’s Review (2/19/2021)

**BOARD NOTES:**


Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_

Ambrosio\_\_ Bonney\_\_ Dr. Brantley\_\_ Boyd\_\_ Cafferty\_\_ Culp\_\_ Acciani\_\_ Davis\_\_ Bishop Brown\_\_

Alternates:    Deion Johnson (Alt 1) \_\_\_\_

**\*\*PARTIALLY HEARD ON OCTOBER 28, 2020\*\***

**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.

Previously Enclosed: Checklist and Application for Minor Subdivision (Rec'd 6/23/20)  
Deeds for Three (3) Properties  
Minor Subdivision Plat (last revised 6/19/20)  
Statement of Environmental Impact (9/24/2020)  
Aerial Photo – Google Maps (9/30/2020)  
Minor Subdivision Plat (Revised 9/25/2020)  
Plot Plan & Tree Removal Plan & Grading Plan (9/25/2020)  
Notification Letter of Freshwater Wetlands LOI Being Filed with NJDEP – Regulatory Line Verification (11/23/2020)

Prior Correspondence: Freehold Soil Conservation District – Demolition Project Exemption Ltr (8/7/2020)  
Tax Assessor’s Memo (6/25/2020)  
Board Engineer’s Completeness Waiver Request Letter (7/29/2020)  
Board Engineer’s Review Letter (10/26/2020)  
Freehold Soil Conservation District – Soil Disturbance Notice (11/18/2020)  
Monmouth County Planning Board – Exempt from Approval (11/23/2020)  
NJDEP Coastal Jurisdictional Determination (11/30/2020)  
Freehold Soil Conservation District – Application Incomplete (12/9/2020)  
Freehold Soil Conservation District – Certification Letter (1/26/21)

**BOARD NOTES:**


Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_

Ambrosio\_\_ Bonney\_\_ Dr. Brantley\_\_ Boyd\_\_ Cafferty\_\_ Culp\_\_ Acciani\_\_ Davis\_\_ Bishop Brown\_\_

Alternates: Deion Johnson (Alt 1) \_\_\_\_

**PB20/02 – Preliminary & Final Major Subdivision and Preliminary & Final Major Site Plan** – Scarlet Flier Ventures, LLC (aka Bevjean Estates) – Block 2601, Lots 1-9 – 3122-3138 W. Bangs Avenue – Applicant is seeking Preliminary and Final Major Subdivision and Site Plan approvals to create a total of 18 lots for the purposes of constructing 17 new single family homes and a stormwater detention basin with associated improvements. This proposal requires variances for lot width, lot frontage, and minimum provable area on several of the proposed lots. Applicant is represented by Ronald J. Troppoli, Esq.

- Enclosed:
- Checklist & Application Packet (Rec'd 6/22/2020)
  - Copy of Deed for Lot 5 (Recorded 4/5/16)
  - Copy of Deed for Lot 6 (Recorded 10/16/15)
  - Copy of Deed for Lot 7 (Recorded 5/11/2016)
  - Copy of Deed for Lot 8 (Recorded 3/11/2020)
  - Copy of Deed for Lot 9 (Recorded 5/11/16)
  - Color Rendering & Elevations for 3-bedroom (4/8/2016)
  - Color Rendering & Elevations for 4-bedroom (11/5/2017)
  - Color Rendering & Elevations for 5-bedroom (11/5/2017)
  - Community Impact Statement (January 2021)
  - Environmental Impact Statement (7/19/2018)
  - Stormwater Management Report (9/17/2020)
  - Traffic Impact Study (May 2020)
  - Easement Plan (2 sheets) (9/21/2020)
  - Topographic Survey Sheets 1 & 2, Boundary Survey, and Major Subdivision Plan (4 sheets) (last revised 7/19/2019)
  - Site Plans for Major Subdivision (11 sheets) (last revised 8/28/2020)

- Correspondence:
- NJDEP Freshwater Wetlands Letter of Interpretation: Line Verification (4/28/2017)
  - Tax Assessor's Memo (6/25/2020)
  - Traffic Bureau Comments (6/29/2020)
  - Environmental Shade Tree Comments (8/12/2020)
  - Fire Prevention Bureau Comments (8/21/2020)

**BOARD NOTES:**


Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_

Ambrosio\_\_ Bonney\_\_ Dr. Brantley\_\_ Boyd\_\_ Cafferty\_\_ Culp\_\_ Acciani\_\_ Davis\_\_ Bishop Brown\_\_

Alternates: Deion Johnson (Alt 1) \_\_\_\_