



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda – Meeting to be Held Remotely Via ZOOM  
Wednesday, May 26, 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, if prompted. 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 5-26-2021

Time: May 26, 2021 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88153426035?pwd=bTU1ZHVJRk4vSWdNbXlFeHdTFliZz09>

**Meeting ID:** 881 5342 6035

**Passcode:** 837345

One tap mobile

+13017158592,,88153426035#,,,,\*837345# US (Washington DC)

+13126266799,,88153426035#,,,,\*837345# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

**Meeting ID:** 881 5342 6035

**Passcode:** 837345

Find your local number: <https://us02web.zoom.us/j/kxKQOXzP>

### **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 on the testimony they have provided. Once testimony is completed, the Board Chair will open the meeting to the public for comments or statements regarding the application currently under consideration. If you wish to provide a comment or statement regarding the application, you must do so utilizing a video device as you will be sworn in and provide comment under oath and must be visible via Zoom. 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 732-897-4162 Ext. 204 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 for comment. Any member of the public wishing to provide comment must appear on Zoom utilizing video. 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. 21-09 – Approval of Completeness Waivers Only** – 120 South Main Realty, LLC – Block 257, Lot 7 – 120 So. Main Street.

**Those Eligible:** John Bonney, Lisa Boyd, Keith Cafferty, Richard Culp, Brian Acciani, Deion Johnson, and Bishop Paul Brown

**IV. CORRESPONDENCE:**

- a. Letter Received from ICF dated April 23, 2021 regarding Invitation to consult on the Empire Wind Project (Empire Wind 1 and Empire Wind 2) Construction and Operations Plan, and Notification of Using the NEPA Process to Fulfill Section 106 Obligations.
- b. Letter Received from ICF dated May 3, 2021 regarding Invitation to consult on the New York Bight Lease and Right-of-Way/Right-of-Use Issuance located off the coast of New York, New Jersey, and Rhode Island.

V. **CONSISTENCY DETERMINATION:**

- a. **Ordinance No. 21-22** of the Township of Neptune to Repeal Ordinance No. 08-33 Adopting a Redevelopment Plan for the Route 35 and West Bangs Avenue Area (currently designated on the Tax map as Block 808, Lots 5, 6, 7, and 8 and formerly designated on the Tax Map as Block 249, Lots 1, 4, 5, 6, and 10.1; and Block 250 Lots 1.01 and 3), introduced at the Township Committee meeting of May 10, 2021.

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

- a. **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. **\*\*ORIGINALLY SCHEDULED FOR MARCH 24, 2021 HEARING; HOWEVER, NOT HEARD AND REQUEST RECEIVED TO CARRY TO THIS MEETING DATE WITHOUT FURTHER NOTICE\*\***
- b. **PB21/01 – Preliminary and Final Major Site Plan –** M&M at Neptune, LLC – Block 701, Lot 1 – 704 Highway 35 – Applicant is seeking Preliminary and Final Major Site Plan approval for a proposed commercial development which includes a retail store, grocery store, fast food restaurant, and convenience store with gas along with associated site improvements including but not limited to parking, lighting, landscaping, and stormwater management facilities. Applicant is represented by Doug Wolfson, Esq. of The Weingarten Law Firm. **\*\*ORIGINALLY SCHEDULED FOR APRIL 28, 2021; HOWEVER, NOT HEARD AS THE BOARD COULD NOT ACCEPT JURISDICTION DUE TO DEFICIENT PUBLIC NOTICE. APPLICATION WAS RESCHEDULED TO THIS DATE SO NEW NOTICE COULD BE PROVIDED FOR SAME\*\***

VII. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, June 23, 2021** beginning at 7:00 PM which will 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.

**PB20/02 – 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.

**Previously Enclosed**

- w/ 3/24/2021 Agenda:**
- 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)

**Prior Correspondence**

- w/ 3/24/2021 Agenda:**
- 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) \_\_\_\_

**PB21/01 – Preliminary and Final Major Site Plan** – M&M at Neptune, LLC – Block 701, Lot 1 – 704 Highway 35 – Applicant is seeking Preliminary and Final Major Site Plan approval for a proposed commercial development which includes a retail store, grocery store, fast food restaurant, and convenience store with gas along with associated site improvements including but not limited to parking, lighting, landscaping, and stormwater management facilities. Applicant is represented by Doug Wolfson, Esq. of The Weingarten Law Firm.

**Previously Enclosed**

**w/ 4/28/2021 Agenda:**

- Completeness Checklist & Application for Site Plan (Rec'd 1/5/2021)
- Copy of Application to Monmouth County Planning Board (12/8/2020)
- Stonefield Checklist Justification Memo (12/17/2020)
- Stonefield Zoning Relief Memo (12/17/2020)
- Property Tax Certification (12/4/2020)
- Copy of Deed (Recorded 2/4/2016)
- Stonefield Flood Zone Memo (12/29/2020)
- Stonefield Operations Memo (12/29/2020)
- Zoning Permit Denial (5/12/2020)
- Freehold Soil Conservation District Review of Certified Plan Revisions (6/5/2020)
- NJDEP Deed Restriction (Condition of Permit #FWW190001) (Recorded 8/27/2020)
- ALTA/NSPS Land Title Survey (2/26/2020)
- 200 Foot Natural Features Exhibit (12/28/2020)
- Exterior Elevations – Proposed Aldi Inc. (Sheet #CEE-4) (12/9/2020)
- Reduced Architectural Plans – Retail Building, Fast Food, and Convenience Store w/Gas (4 sheets A-001 thru A-004) (2/25/2021)
- Freehold Soil Conservation District Review of Certified Plan Revisions (3/1/2021)
- Monmouth County Planning Board Request for Information (2/22/2021)
- Reduced Deal Lake Drainage Area Exhibit (3/10/2021)
- Community Impact Statement (2/2021)
- Stormwater Management Report (Revised 3/10/2021)
- Traffic Impact Study (3/10/2021)
- Stormwater Operations & Maintenance Manual (12/29/2020)
- Preliminary and Final Site Plans (23 sheets) (last revised 3/10/2021)

**Currently Enclosed:**

- Stonefield Transmittal Letter Outlining Plan Changes (5/12/2021)**
- Stormwater Management Report (Revised May 10, 2021)**
- Exterior Elevations – Proposed Aldi Inc. (Sheets A-201 & A-202) (3/19/2021)**
- Preliminary and Final Site Plans (31 sheets) (last revised May 13, 2021)**
- Freehold Soil Conservation District Review of Certified Plan Revisions (4/27/2021)**

**Prior Correspondence**

**w/ 4/28/2021 Agenda:**

- Tax Assessor's Comments (4/14/2021)
- Traffic Bureau Comments (4/15/2021)
- Neptune Fire Prevention Bureau Comments (4/21/2021)
- Environmental/Shade Tree Comments (4/22/2021)
- Board Engineer & Planner's Review Report #1 (4/26/2021)

**BOARD NOTES:**


