



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, December 12, 2018 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:

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

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 Armour, Board Secretary

II. Correspondence:

- a. Review of Proposed Regular and Special Meeting Dates for 2019 (attached).

III. Resolutions to be memorialized: None.

IV. Applications under consideration for this evening:

- a. **PB18/06 – WASATCH STORAGE PARTNERS** – Block 816, Lot 5.02 – 635 Neptune Boulevard – The Applicant is seeking Preliminary and Final Major Site Plan approval for a proposed self-storage facility. Applicant is represented by Jennifer S. Krimko, Esq. ****RECEIVED REQUEST FROM MS. KRIMKO TO ADJOURN THIS MATTER TO A LATER DATE WHICH IS UNDETERMINED AT THIS TIME. APPLICANT WILL RE-NOTICE FOR THE NEW HEARING DATE ONCE ESTABLISHED****

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. **PB18/01 – Connieann Acquisitions, Inc.** – Block 103, Lots 5.03 & 5.04 – 18 Lake Avenue and 21 Sea View Avenue – Applicant is seeking an extension of the statutory time frame through and including February 15, 2019 to perfect the minor subdivision/lot line adjustment application which had been previously approved on April 25, 2018. The deadline for filing said minor subdivision/lot line adjustment recently expired on November 1, 2018. The delay in filing same was due to certain complications pertaining to obtaining the completion of required easements and legal descriptions, which have now been resolved. Applicant is represented by Rick Brodsky, Esq.
- c. **PB18/10 – JSUMC (HMH Hospitals)** – Block 1201, Lots 1 & 5 – 1945 & 1919 Corlies Avenue – Applicant is seeking Amended Preliminary and Final Site Plan Approval to provide a Modular Cath Lab and Sign Modifications at the previously mentioned locations. Applicant is represented by Kevin Asadi, Esq.

V. Adjournment:

- a. Next scheduled meeting will be our **Reorganization immediately followed by a Regular Meeting on Wednesday, January 23, 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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Previously Enclosed

w-10/24/18 Agenda: Completeness Checklist & Application for Site Plans (Received 8/13/18)
Zoning Permit Denial (4/11/18)
Traffic Impact Statement (8/2/18)
Community Impact Statement (8/2/18)
Environmental Impact Statement (7/10/18)
Drainage System Design Report (7/9/18)
Architectural Plans (3 sheets) (7/19/18)
Preliminary and Final Site Plans (13 sheets) (6/22/18)

Previously Enclosed:

Correspondence: Board Engineer & Planner’s Review Letter (10/18/18)
Traffic Bureau Comments (10/4/18)

BOARD NOTES:

****RECEIVED REQUEST FROM MS. KRIMKO TO ADJOURN THIS MATTER TO A LATER DATE WHICH IS UNDETERMINED AT THIS TIME. APPLICANT WILL RE-NOTICE FOR THE NEW HEARING DATE ONCE ESTABLISHED****

Motion offered by _____ to be moved and second by _____

Ambrosio__ Bonney__ Dr. Brantley__ Bishop Brown__ Culp__ D. Davis__ Lane__ S. Davis__

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

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PB18/10 – JSUMC (HMH Hospitals) – Block 1201, Lots 1 & 5 – 1945 & 1919 Corlies Avenue – Applicant is seeking Amended Preliminary and Final Site Plan Approval to provide a Modular Cath Lab and Sign Modifications at the previously mentioned locations. Applicant is represented by Kevin Asadi, Esq.

- Enclosed: Completeness Checklist and Application for Site Plans (Rec'd 11/29/18)
 Zoning Permit Denials (dated 8/23/18 & 8/27/18)
 Legend/Schedule of Existing and Proposed Signs and Relief Required (undated)
 Map of Sign Locations w/Scale of 1" = 64'-0" (undated)
 Map of Sign Locations Not to Scale (undated)
 Architectural Plans for Modular Cath Lab (3 sheets - dated 11/16/18)
 Color Renderings and Details with Proposed Signage (35 sheets – dated 5/31/18)
 Amended Preliminary and Final Site Plans (6 sheets – dated 11/14/18)

Correspondence: None.

BOARD NOTES:

Motion offered by_____to be moved and second by_____

Ambrosio__ Bonney__ Dr. Brantley__ Bishop Brown__ Culp__ D. Davis__ Lane__ S. Davis__

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

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**DRAFT DATES FOR 2019 PLANNING BOARD
REGULAR AND SPECIAL MEETINGS**

Regular Meeting dates: (* indicates out of order and not the fourth Wednesday)

January 24th – Reorganization/Regular Meeting
February 27th
March 27th
April 24th
May 22nd
June 26th
July 24th

August 28th
September 25th
October 23rd
November 13th*
December 11th *
January 22, 2020 – Reorganization/Regular Mtg

Additional Meeting dates if required due to volume of applications, the following dates have been listed, thus no further advertising will be necessary: (* indicates out of order and not the second Wednesday)

February 13th
March 13th
April 10th
May 8th
June 12th
July 10th

August 14th
September 11th
October 9th – **Yom Kippur**
November 27th – **Night Before Thanksgiving***