



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday March 27, 2019 - 7:08 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Lisa Boyd, Dr. Michael Brantley, Keith P. Cafferty, Dyese Davis, Linda Kornegay, Robert Lane, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Dickert – Board Secretary.

Absent: Bishop Paul Brown and Richard Culp.

OPENING: Meeting called to order by Chair Davis at 7:00 PM. Chair Davis advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED:

Resolution #19-07 – Minor Site Plan Approval with Variances – McDonald’s Corporation – Block 3601, Lot 2 – 3542 Route 66

INFORMAL CONCEPT REVIEW: PB19/04 – BND, LLC – Conceptual Subdivision – Block 4104, Lot 16 – 16 West Jumping Brook Road

Patrick Ward, PE of Insite Engineering, Dave Adams of BND LLC, and another member of BND LLC (name unknown).

The purpose of appearing is to present the proposal and accept feedback on the Board’s views of this proposal. It is indicated this lot is oversized for the zone.

Frontage is 116 feet – proposed lot 16.01 would be fully conforming, while proposed lot 16.02 would require a variance for frontage.

It is indicated they feel this proposal is appropriate for this zone as it is surrounded by Jumping Brook apartments to the south and the east.

Sharon Davis asks for the Board’s Professionals’ opinions. Jennifer Beahm indicates first the need for a side yard setback variance and second she does not encourage flag lots as it could create a pattern on this road.

John Bonney asks what their “Plan B” is if the Board does not look favorably upon the subdivision. It is indicated it will remain a single family home and they will build a detached garage.

It is indicated it is going to be tough to convince the Board this is an acceptable proposal.

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, April 24, 2019 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dyese Davis and seconded by Robert Lane, all in favor. Meeting closed at 7:42 PM.