



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda – Meeting to be Held Remotely Via ZOOM
Wednesday, June 24, 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 access the ZOOM meeting, you will need access to 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>

Join Zoom Meeting

<https://us02web.zoom.us/j/85626794370?pwd=bIZDK000T2V2cTFhWWZqT1JxOTNldz09>

Meeting ID: 856 2679 4370

Password: 672606

One tap mobile

+13017158592,,85626794370#,,1#,672606# US (Germantown)

+13126266799,,85626794370#,,1#,672606# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+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: 856 2679 4370

Password: 672606

Find your local number: <https://us02web.zoom.us/j/85626794370?pwd=bIZDK000T2V2cTFhWWZqT1JxOTNldz09>

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 testimony for each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses and make statements. The Board Chair will limit public comments to 5 minutes per person. We ask that if you have questions of the applicant prepared in advance, that you e-mail them to the Board Secretary at kdickert@neptunetownship.org prior to the meeting. Your question will be acknowledged and read into the record and answered. 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 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. 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
Kristie Dickert – Board Secretary

III. CORRESPONDENCE: None.

IV. RESOLUTIONS TO BE MEMORIALIZED:

- a. **Resolution 20-09 – Approval of Minor Subdivision** – Victorino Lujan – Block 3308, Lot 10 – 5 Smith Lane

Those Eligible: Richard Ambrosio, John Bonney, Keith P. Cafferty, Richard Culp, Dyese Davis, Linda Kornegay, Mayor Robert Lane, Jr., Sharon Davis

V. Consistency Determination:

- a. **Ordinance No. 20-16** of the Township of Neptune to Amend and Supplement the Land Development Ordinance Section 415.11, entitled “Mobile Home Parks”, introduced at the Township Committee meeting on June 15, 2020.

VI. **APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING: None.**

VII. **ADJOURNMENT:**

- a. The next scheduled meeting will be our Regular Meeting on Wednesday, July 22, 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.

ORDINANCE NO. 20-16

AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE
OF THE TOWNSHIP OF NEPTUNE BY AMENDING SECTION 415.11,
ENTITLED "MOBILE HOME PARKS"

WHEREAS, Neptune Township's Land Development Ordinance has recognized the existing mobile home parks in the L-1 Zone District and has considered such parks as a Conditional Use with regulations in Section 415.11 of the Neptune Township Land Use Ordinance; and

WHEREAS, recent State Regulatory Amendments to the Uniform Construction Code (UCC) have discontinued its status as a State Administrative Agency for manufactured homes under the jurisdiction of Housing and Urban Development (HUD), requiring amendments to the local Ordinances concerning regulation of manufactured homes under the jurisdiction of HUD.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Neptune in the County of Monmouth in the State of New Jersey that the Land Development Ordinance, Volume II Article IV, Section 415.11, entitled, "Mobile Home Parks" is hereby amended as follows:

§415.11 – Mobile Home Parks.

- G. In accordance with N.J.A.C. 5:23-2.2, manufactured homes constructed and installed under 24 CFR Parts 3280 and 3285, respectively, are not under the jurisdiction of the Uniform Construction Code (UCC) but under the jurisdiction of HUD and therefore, Neptune Township shall not require a valid Certificate of Occupancy prior to installation of manufactured homes/mobile homes in Neptune, and the Federal Government shall retain jurisdiction and responsibility for the oversight of the installation of mobile homes as well as gas and electrical connections to said homes and inspections therein, and it will not be involved in the issuance of permits for any utility connections of newly installed mobile homes, and Neptune Township's local enforcing agency under the UCC shall continue to retain jurisdiction over the relocation or rehabilitation of existing manufactured/mobile homes. Moreover, the local enforcing agency shall continue to be responsible for the requirements of structural, fire and sanitary safety, zoning and other municipal codes, as long as such regulations are not in conflict with Federal jurisdiction.

All Ordinances or parts of Ordinances that are inconsistent herewith are repealed, but only to the extent of such inconsistency.

The amended Ordinance shall become effective immediately upon its passage and the publication as required by law.

APPROVED ON FIRST READING:

APPROVED, PASSED AND ADOPTED:

ATTEST:

Richard J. Cuttrell
Municipal Clerk

Robert Lane, Jr.
Mayor