Neptune Township - NJ

Where Community, Business & Tourism Prosper

Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, May 25, 2022 at 7:00 PM
Township Meeting Room, 2nd Floor
25 Neptune Boulevard

THIS MEETING WILL BE TAKING PLACE IN PERSON.

The Center for Disease Control (CDC) has placed the Monmouth County COVID-19 Community Level at "High". As such, the following measures are recommended by Neptune Township as of May 16, 2022 to help reduce the spread of COVID-19:

- **Employees are encouraged to wear masks when working close to others.**
- **Visitors to our facilities must wear a mask.**

If any board member cannot attend, please call or email the board office at 732-897-4162 Ext. 204 or at kdickert@neptunetownship.org.

Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, June 22, 2022 at 7:00 PM
Township Meeting Room, 2nd Floor
25 Neptune Boulevard

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:

Bryan Acciani	Dr. Michael Brantley	Richard Culp
Richard Ambrosio	Bishop Paul Brown	Dyese Davis
John Bonney	Keith P. Cafferty	Roslyn Hurt-Steverson (Alt. #2)
Lisa Boyd		

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. **CORRESPONDENCE: None.**

IV. **RESOLUTIONS TO BE MEMORIALIZED:**

a. **Resolution No. 22-10 –** Conditional Use Site Plan – Verano NJ, LLC – Block 802, Lot 2 – 2070-2100 Route 66

Those Eligible: Richard Ambrosio, Lisa Boyd, Keith Cafferty, Richard Culp, Dyese Davis, Roslyn Hurt-Steverson, and Bishop Paul Brown

b. **Resolution No. 22-11 –** Amended Preliminary and Final Major Site Plan – Neptune Hotel II, LLC – Block 4006, Lot 1 – 2-4 McNamara Way

Those Eligible: Richard Ambrosio, Lisa Boyd, Keith Cafferty, Richard Culp, Bryan Acciani, Roslyn Hurt-Steverson, Dyese Davis, and Bishop Paul Brown

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

a. PB21/05 – Preliminary and Final Major Subdivision – 756 Holdings, LLC – Block 903, Lots 2 & 6 – West Bangs Avenue & 407 Neptune Boulevard – Applicant is seeking Preliminary and Final Major Subdivision approval with associated variances to permit the construction of ten (10) new single family homes, a new public street with cul-de-sac, and a drainage infiltration basin. Applicant is represented by Mark R. Aikins, Esq. ****RECEIVED REQUEST FROM MARK R. AIKINS, ESQ. ON 3/10/2022 TO CARRY THIS MATTER TO 4/27/2022, RECEIVED ADDITIONAL REQUEST ON 3/18/2022 TO FURTHER CARRY TO 5/25/2022, RECEIVED ADDITIONAL REQUEST ON 4/26/2022 TO FURTHER CARRY TO 6/22/2022, RECEIVED ADDITIONAL REQUEST ON 6/7/2022 TO FURTHER CARRY TO 7/27/2022 – NEW NOTICE WILL BE PROVIDED****

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 is seeking Minor Subdivision approval to create two (2) new residential lots which require variances. Applicant is represented by Mark A. Steinberg, Esq. ****THIS APPLICATION WAS PARTIALLY HEARD ON 10/28/2020 AND CARRIED TO 11/24/2020 (not heard), THEN CARRIED TO 1/27/2021 (not heard), THEN CARRIED TO 2/24/2021 (not heard), THEN CARRIED TO 3/24/2021 (not heard), THEN CARRIED TO 6/23/2021 WITH NEW NOTICE BEING REQUIRED (not heard), THEN TO 8/25/2021 (not heard), THEN CARRIED TO 9/22/2021 (partially heard), FURTHER CARRIED TO 11/10/2021 WITH NEW NOTICE BEING REQUIRED AS THE BOARD DECIDED TO REMAIN VIRTUAL RATHER THAN MEETING IN PERSON (not heard), CARRIED TO 12/8/2021 (not heard), CARRIED TO 1/26/2022 WITH NEW NOTICE BEING REQUIRED. RECEIVED LETTER FROM MARK A. STEINBERG, ESQ. INDICATING NJDEP APPROVAL OF TRANSITION AREA WAIVER PLAN HAS NOT BEEN RECEIVED YET; THEREFORE, WILL CONTACT THE BOARD ONCE APPROVAL IS RECEIVED AND WILL RENOTICE FOR THE NEXT AVAILABLE MEETING DATE, NJDEP APPROVAL RECEIVED AND NOW SCHEDULED FOR HEARING TONIGHT – NEW NOTICE WAS PROVIDED****

VI. **ADJOURNMENT:**

a. The next scheduled meeting will be our **Regular Meeting** on **Wednesday, July 27, 2022** beginning at **7:00 PM** which will take place here in the Municipal Complex, 2nd floor meeting room.

b. With no further business before the Board, a motion to adjourn is offered by _____ moved and seconded by _____, meeting closes at _____ PM.

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)

Currently Enclosed: **NJDEP TAW – Averaging Plan Approval (3/10/2022)**
Plot Plan/Grading Plan, SESC Plan, & Transition Area Waiver Plan (last revised 5/12/2022)

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)

Current Correspondence: **Grading Permit (Approved 5/23/2022)**
Board Engineer & Planner's Review Letter (Revised 6/8/2022)

BOARD NOTES:

NEED SIGNED CERTIFICATION FROM: DR. BRANTLEY AND ROSLYN HURT-STEVERSON FOR 10/28/2020 & 9/22/2021 AND KEITH CAFFERTY FOR 9/22/2021

Motion offered by_____to be moved and second by_____

Ambrosio__ Bonney__ Dr. Brantley__ Boyd__ Cafferty__ Culp__ Acciani__ Davis__ Bishop Brown__

Alternates: VACANT (Alt 1) _____ Roslyn Hurt-Steverson (Alt 2) ___

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