



Where Community, Business & Tourism Prosper

Neptune Township ~ Planning Board

Regular Meeting Agenda

Wednesday, July 27, 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
Richard Ambrosio
John Bonney
Lisa Boyd

Dr. Michael Brantley
Bishop Paul Brown
Keith P. Cafferty

Richard Culp
Dyese Davis
Roslyn Hurt-Steverson (Alt. #2)

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. 22-12** – Minor Subdivision Approval – Heathrow Exchange, LLC & Shark River Hills Estates – Block 5303, Lots 16, 19, & 20 – 2 & 6 Park Place & 5 Valetta Place

Those Eligible: Lisa Boyd, Keith Cafferty, Richard Culp, Bryan Acciani, 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, RECEIVED ADDITIONAL REQUEST ON 7/18/2022 to FURTHER CARRY TO 8/24/2022 – NEW NOTICE WILL BE PROVIDED******

VI. **CONSISTENCY DETERMINATION REVIEW:**

- a. **Ordinance No. 22-38** of the Township of Neptune Adopting a Redevelopment Plan for Areas Along Route 33 and Route 35 Identified as Block 1106, Lots 1-6 and 8-17 on the Tax Map of the Township of Neptune, introduced at the Township Committee meeting of June 27, 2022.

VII. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **Wednesday, August 24, 2022****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.

Ordinance No. 22-38 of the Township of Neptune Adopting a Redevelopment Plan for Areas Along Route 33 and Route 35 Identified as Block 1106, Lots 1-6 and 8-17 on the Tax Map of the Township of Neptune, introduced at the Township Committee meeting of June 27, 2022.

Enclosed: Copy of Resolution 22-301 of the Township Committee
Copy of Ordinance No. 22-38 of the Township Committee
Copy of Redevelopment Plan for Block 1106, Lots 1-17

BOARD NOTES:

[illegible]

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) _____

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