



**Neptune Township ~ Planning Board
Regular Meeting Agenda – Meeting to be Held Remotely Via ZOOM
Wednesday, December 8, 2021 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. 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 join the ZOOM meeting, you will need access to a computer with internet access, camera, speakers, and a microphone 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 or launch Zoom and type in the Meeting ID and Password, if prompted. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting once you are granted access by the host. 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>

Topic: Planning Board - Regular Meeting - December 8, 2021
Time: Dec 8, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89846248295?pwd=OXIGNIQ4OTkyeTI4U3VVeEVsSHh6QT09>

Meeting ID: 898 4624 8295

Passcode: 454339

One tap mobile

+13126266799,,89846248295#,,,,*454339# US (Chicago)

+16465588656,,89846248295#,,,,*454339# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 898 4624 8295

Passcode: 454339

Find your local number: <https://us02web.zoom.us/j/kcY81TXRv7>

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 of each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses on the testimony they have provided. Once testimony is completed, the Board Chair will open the meeting to the public for comments or statements regarding the application currently under consideration. If you wish to provide a comment or statement regarding the application, you must do so utilizing a video device as you will be sworn in and provide comment under oath and must be visible via Zoom. The Board Chair will limit public comments to 5 minutes per person and time is not transferrable between members of the public. 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 at least 72 hours in advance of the meeting so they may be evaluated and marked into evidence, if required. 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 732-897-4162 Ext. 204 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 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 and the Board Professionals; 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 be opened for comments. Any member of the public wishing to provide comment or opinion must appear on Zoom utilizing video. 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 between members of the public. 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. ROLL CALL:

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| Bryan Acciani | Dr. Michael Brantley, Mayor | Richard Culp |
| Richard Ambrosio | Bishop Paul Brown | Dyese Davis |
| John Bonney | Keith P. Cafferty | |
| Lisa Boyd | | |

Also Present: Jeffrey J. McWeeney, 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. RESOLUTIONS TO BE MEMORIALIZED:

- a. **Resolution No. 21-18 – Approval of Preliminary & Final Major Site Plan – M&M at Neptune, LLC - Block 701, Lot 1 – 704 Highway 35**

Those Eligible: Mayor Dr. Michael Brantley, Keith Cafferty, Richard Culp, Bryan Acciani, Dyese Davis

- b. **Resolution No 21-19 – Approval of Minor Subdivision – 135 Leonard, LLC – Block 704, Lot 1 – 135 Leonard Avenue**

Those Eligible: Richard Ambrosio, John Bonney, Mayor Dr. Michael Brantley, Lisa Boyd, Richard Culp, Bryan Acciani, Dyese Davis, and Bishop Paul Brown

IV. CONSISTENCY DETERMINATION:

- a. **Ordinance No. 21-54** of the Township of Neptune Adopting a Redevelopment Plan for Areas Along Route 66 Identified as Block 3903, Lots 12 and 13 on the Tax Map of the Township of Neptune, Having Been Merged Into a Single Lot Now Known as Lot 12, Located in the Township of Neptune, County of Monmouth, New Jersey, which was introduced at the Township Committee Meeting of November 22, 2021.

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

- a. **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 OCTOBER 28, 2020 AND CARRIED TO NOVEMBER 24, 2020 (not heard), THEN CARRIED TO JANUARY 27, 2021 (not heard), THEN CARRIED TO FEBRUARY 24, 2021 (not heard), THEN CARRIED TO MARCH 24, 2021 (not heard), THEN CARRIED TO JUNE 23, 2021 WITH NEW NOTICE BEING REQUIRED (not heard), THEN TO AUGUST 25, 2021 (not heard), THEN CARRIED TO SEPTEMBER 22, 2021 (partially heard), FURTHER CARRIED TO NOVEMBER 10, 2021 WITH NEW NOTICE BEING REQUIRED AS THE BOARD DECIDED TO REMAIN VIRTUAL RATHER THAN MEETING IN PERSON, AND THEN FURTHER CARRIED TO THIS DATE WITH NEW NOTICE BEING REQUIRED****

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Reorganization Meeting immediately followed by our Regular Meeting** on **WEDNESDAY, January 26, 2022** beginning at 7:00 PM. These meetings will take place in person in the 2nd floor Committee Meeting Room of the Municipal Complex located at 25 Neptune Boulevard. At this time face masks will be mandatory for all of those in attendance whether you are vaccinated or not.
- 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. 21-54 of the Township of Neptune Adopting a Redevelopment Plan for Areas Along Route 66 Identified as Block 3903, Lots 12 and 13 on the Tax Map of the Township of Neptune, Having Been Merged Into a Single Lot Now Known as Lot 12, Located in the Township of Neptune, County of Monmouth, New Jersey, which was introduced at the Township Committee Meeting of November 22, 2021.

Enclosed: Copy of Ordinance No. 21-54
 Copy of Draft Redevelopment Plan Block 3903, Lot 12

BOARD NOTES:

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Motion offered by _____ to be moved and second by _____
Ambrosio__ Bonney__ Dr. Brantley__ Boyd__ Cafferty__ Culp__ Acciani__ Davis__ Bishop Brown _____
Alternates: VACANT (Alt 1) **N/A**

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

****PARTIALLY HEARD ON OCTOBER 28, 2020 AND SEPTEMBER 22, 2021****

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 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)
Conceptual Transition Area Waiver Plan (6/8/2021)
NJDEP Public Notice Letter & Plot Plan-Transition Area Waiver Plan (10/14/2021)

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)
Freehold Soil Conservation District – Certification Letter (1/26/21)
Freehold Soil Conservation District – Conditional Compliance (7/27/2021)
NJDEP Freshwater Wetlands LOI – Line Verification (8/19/2021)
Stamped Approved NJDEP Plan (6/3/2021)

BOARD NOTES:

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| NEED SIGNED CERTIFICATIONS FROM DR. BRANTLEY FOR OCTOBER 28, 2020 & SEPTEMBER 22, 2021 |
| NEED SIGNED CERTIFICATION FROM MR. CAFFERTY FOR SEPTEMBER 22, 2021 |
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BOARD NOTES: Heathrow Exchange, LLC & Shark River Hills Estates (Continued)

Motion offered by _____ to be moved and second by _____

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

Alternates: VACANT (Alt 1) **N/A**