



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday October 25, 2017 at 7:00 PM
Township Meeting Room 2nd Floor**

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 and Flag Salute:

Richard Ambrosio
John Bonney
Mayor, Dr. Michael Brantley
Bishop Paul Brown, Vice Chair
Keith P. Cafferty (Alt. #1)
Richard Culp

Dyese Davis
Linda Kornegay (Alt. #2)
Robert Lane
Mychal Mills
Sharon Davis, Chair

Also Present: Mark G. Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Jennifer C. Beahm, Board Planner
John McCormack, PE, PTOE, Board Traffic Consultant
Robin DeCorso of Torro Reporting, LLC
Kristie Armour, Board Secretary

II. Resolutions to be memorialized:

- a. **Resolution #17-19 – Neptune Hotel, LLC c/o The Onix Group** – Block 4006, Lot 1 – 2-4 McNamara Way – Preliminary and Final Site Plan Approval to construct a 5-story hotel in lieu of the previously approved restaurant pad site on the property.

Those Eligible to Vote: Bishop Paul Brown, Dyese Davis, Mychal Mills, Keith Cafferty, Linda Kornegay, and Sharon Davis

III. Applications under consideration for this evening:

- a. **PB17/07 – Wells Fargo Bank** – Block 1703, Lot 9 – 100 Fortunato Place – Applicant is seeking Minor Site Plan approval for proposed lighting which is required for security purposes. Applicant had a waiver hearing on August 23, 2017 at which time all waivers requested for completeness purposes were granted by the Board with the exception of providing a current Survey of Property which has now been received. Applicant is represented by Michael Peacock, Esq.
- b. **PB17/09 – John Gatarz - Minor Subdivision** – Block 5005, Lot 12 – 401 Helen Terrace – Applicant is seeking a Minor Subdivision to create a total of 3 residential building lots. The existing house is proposed to remain on one of the newly created lots.
- c. **PB17/01 – DeVimy Equities, LLC (Family Dollar)** – Block 808, Lots 5, 6, 7, & 8 – Route 35, Monroe Ave, and W. Bangs Ave (Route 35 & W. Bangs Avenue Redevelopment Area) – Applicant is seeking Preliminary and Final Major Site Plan to develop a retail shopping center containing a Family Dollar. Applicant is represented by Jennifer S. Krimko, Esq.

IV. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, November 8, 2017 at 7:00 PM.
- b. With no further business before the Board a motion to adjourn was offered by _____ to be moved and second by _____, meeting closed at _____ PM.

PB17/01 – DeVimy Equities, LLC (Family Dollar) – Block 808, Lots 5, 6, 7, & 8 – Route 35, Monroe Ave, and W. Bangs Ave (Route 35 & W. Bangs Redevelopment Area) – Applicant is seeking Preliminary and Final Major Site Plan to develop a retail shopping center containing a Family Dollar. Applicant represented by Jennifer S. Krimko, Esq.

Previously Enclosed
w/ May 24, 2017 &
August 23, 2017 Agenda:

- Completeness Checklist & Application for Site Plan (Rec'd 3/16/17)
- Stormwater Management, Groundwater Recharge and Water Quality Analysis (3/2017)
- Traffic Impact Study (March 10, 2017)
- Environmental & Community Impact Statement (3/2017)
- Architectural Plans (2 sheets) (3/15/17)
- ALTA/NSPS Land Title Survey (3/10/17)
- Preliminary and Final Site Plans (17 sheets) (2/23/17)
- Completeness Checklist & Application for Site Plan (Rec'd 3/16/17)
- Summary of Variance and Design Waiver Requests (July 2017)
- Quit Claim Deed (1/3/11)
- Stormwater Management, Groundwater Recharge and Water Quality Analysis (7/2017)
- Environmental & Community Impact Statement (7/2017)
- Traffic Impact Study (Revised July 6, 2017)
- ALTA/NSPS Land Title Survey (3/10/17)
- Architectural Plans (7/11/17)
- Preliminary and Final Site Plans (20 sheets) (6/27/17)

Previously Enclosed
Correspondence:

- Traffic Bureau Comments (5/5/17)
- Environmental/Shade Tree Comments (5/15/17)
- Economic Development Corporation (EDC) Comments (5/2017)
- Board Planner's Review (5/3/17)
- Monmouth County Planning Board & Engineer Review (5/8/17)
- Neptune Fire Prevention Review (7/31/17)
- Board Traffic Consultant's Review (8/8/17)
- Board Engineer & Planner's Review (8/16/17)

Currently Enclosed: Monmouth County Planning Board & Engineer Review (8/14/17)
Freehold Soil Conservation District Review (9/5/17)

BOARD NOTES:

Motion offered by _____ to be moved and second by _____

Ambrosio___ Bonney___ Dr. Brantley___ Rev. Brown___ Culp___ D. Davis___ Lane___ Mills___ S. Davis___

Alternates: Keith P. Cafferty (Alt 1) _____ Linda Kornegay (Alt 2) _____

If any board member cannot attend, please call or email the board office at 732-988-5200 ext 278 or at karmour@neptunetownship.org.