



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday March 28, 2018 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:

Richard Ambrosio	Dyese Davis
John Bonney	Linda Kornegay (Alt. #2)
Dr. Michael Brantley, Committeeman	Robert Lane, Committeeman
Bishop Paul Brown, Vice Chair	Mychal Mills
Keith P. Cafferty (Alt. #1)	Sharon Davis, Chair
Richard Culp	

Also Present: Mark G. Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Jennifer C. Beahm, PP, AICP, Board Planner
Robin DeCorso of Torro Reporting, LLC
Kristie Armour, Board Secretary

II. Correspondence:

- a. **Proposed Ordinance Amending Land Development Ordinance, Volume II, Chapter XII, Entitled "Property Maintenance" (attached)** – The Township Committee has requested the Planning Board review this proposed ordinance prior to introduction at their meeting on April 9th.

III. Resolutions to be memorialized: None.

IV. Applications under consideration for this evening:

- a. **PB18/01 – Connieann Acquisitions, LLC** – Block 103, Lots 5.03 & 5.04 – 18 Lake Avenue and 21 Sea View Avenue – Applicant is seeking a Minor Subdivision to adjust one of the lot lines which had been created with the original major subdivision approved by the Planning Board in January 2016. Applicant is represented by Jennifer S. Krimko, Esq.
- b. **PB17/13 – William Sherman** – Block 5414, Lot 7 – 341 S. Riverside Drive – Applicant is seeking a Minor Subdivision with variances to create 2 residential buildings lots with associated improvements. Applicant is represented by Ronald J. Troppoli, Esq.

V. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, April 25, 2018 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.

PB17/13 – William Sherman – Block 5414, Lot 7 – 341 S. Riverside Drive – Applicant is seeking a Minor Subdivision with variances to create 2 residential buildings lots with associated improvements. Applicant is represented by Ronald J. Troppoli, Esq.

Previously Enclosed: Completeness Checklist and Application for Subdivision (Received 12/7/17)
 Copy of Deed Recorded on 8/11/17
 Boundary and Topographic Survey (10/16/17)
 Minor Subdivision Plan (2/10/18)
 Architecturals for New Dwelling on Proposed Lot 7.01 (2/14/18)
 Architecturals for New Dwelling on Proposed Lot 7.02 (undated)

Previously
Correspondence: Township Engineer's Review #1 (1/17/18)
 Tax Assessor's Memo (12/14/17)

Currently Enclosed: **Township Engineer's Review #2 (2/22/18)**
 Board Engineer & Planner's Review #2 (3/21/18)

Board Notes:

Motion offered by _____ to be moved and second by _____

Ambrosio__ Bonney__ Dr. Brantley__ Bishop 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.

ORDINANCE #18-

ORDINANCE AMENDING LAND DEVELOPMENT ORDINANCE, VOLUME II, CHAPTER XII,
ENTITLED, "PROPERTY MAINTENANCE"

WHEREAS, Ordinance #10-04, adopted March 8, 2010 repealed Section 525 of the land Development Ordinance entitled, "Tree Removal and Tree Cutting" and adopted in lieu thereof, Ordinance #10-04, Chapter XII of the Land Development Ordinance, entitled, "Property Maintenance"; and

WHEREAS, the aforesaid amendments specifically addressed and amended prior Ordinances concerning tree removal and tree cutting for which further amendment is now required in the best interest of the Township.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Neptune in the County of Monmouth and the State of New Jersey that the Land Development Ordinance, Chapter XII, Entitled, "Property Maintenance" is hereby amended as follows:

§12-3.4 – Tree Removal and Tree Cutting

a. Permit required.

(2) There shall be no exemptions from the requirements of this Ordinance based on residential property or size of area.

§12-3.7 – Replacement Tree Requirements.

a. Existing residential property. If the application is on behalf of an existing homeowners association or residential property and it is disclosed that the total number of trees to be removed or destroyed on the property or open space area in question, which are the subject of the application, is ten (10) or less, the permit shall be issued without replacement trees required. Within a one year period, permits may be used for removal of no more than ten (10) trees on the same property without replacement trees being required. Any tree removal occurring where a homeowners association exists must obtain formal approval by the ruling body of the association prior to obtaining a tree removal permit.

§12-3.8 – Fees. Upon application for a tree removal permit, the applicant shall be charged the following fees:

- a. For new or existing residential building lots: fifteen (\$15.00) dollars per tree up to a maximum of three hundred (\$300.00) dollars per lot.
- b. For all other properties: fifteen (\$15.00) dollars per tree up to a maximum of six hundred (\$600.00) dollars for each acre.

BE IT FURTHER ORDAINED, that this amended Ordinance shall become effective immediately upon its passage and the publication as required by law.

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