



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, September 26, 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: None.

III. Resolutions to be memorialized: None.

IV. Discussion:

- a. **PB15/07 – JERSEY SHORE UNIVERSITY MEDICAL CENTER** – Block 1201, Lots 4 & 5 – 19 Davis Avenue & 1919 Corlies Avenue –The Applicant is returning to the Planning Board this date to provide an update on the project implementation and construction schedule. Applicant is represented by Peter S. Falvo, Esq.

V. Applications under consideration for this evening:

- a. ****RECEIVED REQUEST FROM JOHN A. GIUNCO, ESQ. TO ADJOURN TO NOVEMBER 28, 2018 WITHOUT FURTHER NOTICE****

PB18/02 – Saker ShopRites, Inc. – Block 802, Lot 1 – 2200-2250 Route 66 - Applicant is seeking to reconfigure the parking layout and circulation in front of the existing ShopRite along with minor storefront upgrades and a freestanding sign. Applicant is represented by John A. Giunco, Esq. – **Application was partially heard on August 22, 2018.**

- b. **PB18/05 – BSD Homes, LLC (7-Eleven)** – Block 907, Lot 13 – 311 State Highway 35 (Corner of Highway 35 & West Lake Avenue) – Applicant is seeking to demolish the existing structure onsite and construct a new 2,800 s.f. 7-Eleven convenience store with associated improvements including parking, driveways, grading, landscaping, lighting, and other associated site improvements. Applicant is represented by Salvatore Alfieri, Esq.

VI. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, October 24, 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.

****Partially Heard on August 22, 2018****

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Previously Enclosed: Application and Checklist for Site Plan (Rec'd 7/17/18)
Submission Waiver Request List (7/13/18)
Boundary and Topographic Survey (3/19/18)
Amended Preliminary and Final Site Plan (11 sheets) (7/13/18)
200-Ft Radius Exhibit (7/30/18)

Prior Correspondence: Board Engineer/Planner's Review (Leon S. Avakian, Inc, dated 8/16/18)

Board Notes:

****RECEIVED REQUEST FROM JOHN A. GIUNCO, ESQ. TO ADJOURN TO NOVEMBER 28, 2018 WITHOUT FURTHER NOTICE****

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.

PB18/05 – BSD Homes, LLC (7-Eleven) – Block 907, Lot 13 – 311 State Highway 35 (Corner of Highway 35 & West Lake Avenue) – Applicant is seeking to demolish the existing structure onsite and construct a new 2,800 s.f. 7-Eleven convenience store with associated improvements including parking, driveways, grading, landscaping, lighting, and other associated site improvements. Applicant is represented by Salvatore Alfieri, Esq.

Enclosed: Checklist and Application for Site Plan (Received 7/25/18)
Summary of Variance & Design Waiver Requests (7/2018)
Zoning Officer's Determination (7/24/18)
Quit Claim Deed (4/6/11)
McDonough & Rea Associates Traffic Impact Analysis (8/29/18)
Environmental & Community Impact Statement (7/2018)
Drainage Statement (July 2018)
Boundary & Topographic Survey (Revised 5/29/18)
Architectural Plans (2 sheets) (7/18/18)
Preliminary and Final Site Plans (16 sheets) (Revised 8/22/18)

Correspondence: Traffic Bureau Comments (9/19/18)
Fire Prevention Bureau (9/20/18)

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) ____

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