



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday June 26, 2019 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 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	Richard Culp
John Bonney	Dyese Davis
Lisa Boyd (Alt. #2)	Linda Kornegay (Alt. #1)
Dr. Michael Brantley	Robert Lane
Bishop Paul Brown, Vice Chair	Sharon Davis, Chair
Keith P. Cafferty	

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 Dickert, Board Secretary

II. Flag Salute

III. Correspondence: None.

IV. Resolutions to be memorialized: None.

V. Capital Presentation:

- a. Leanne Hoffmann, Township Engineer, to give presentation on parking lot improvements.

VI. Applications Under Consideration:

- a. **PB18/06 – WASATCH STORAGE PARTNERS** – Block 816, Lot 5.02 – 635 Neptune Boulevard – The Applicant amended their application at the last hearing of May 22, 2019 and is now seeking Preliminary Site Plan approval only at this time for a proposed self-storage facility. Applicant is represented by Jennifer S. Krimko, Esq.
- b. **PB19/06 - WCS Group, LLC** – Block 3902, Lots 2 & 3 – 600 Essex Road – The Applicant is seeking Preliminary and Final Major Site Plan approval to construct a Fast Food Restaurant and Retail Building with associated improvements. Applicant is represented by Kenneth L. Pape, Esq.

VII. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, July 24, 2019 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.

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Previously Enclosed

- w-10/24/18 Agenda: Completeness Checklist & Application for Site Plans (Received 8/13/18)
- Zoning Permit Denial (4/11/18)
- Traffic Impact Statement (8/2/18)
- Community Impact Statement (8/2/18)
- Environmental Impact Statement (7/10/18)
- Drainage System Design Report (7/9/18)
- Architectural Plans (3 sheets) (7/19/18)
- Preliminary and Final Site Plans (13 sheets) (6/22/18)
- Proposed Sign Package (4 sheets) (undated)
- Abbreviated Drainage System Design Report (5/1/19)
- Architectural Plans (2 sheets) (4/30/19)
- Preliminary and Final Site Plans (15 sheets) (5/1/19)

CURRENTLY ENCLOSED: REVISED PRELIMINARY AND FINAL SITE PLANS (???)

Previously Enclosed:

- Correspondence: Board Engineer & Planner’s Review Letter (10/18/18)
- Traffic Bureau Comments (10/4/18)
- Township Engineer’s Review Memo (5/14/19)
- Environmental/Shade Tree Commission Memo (3/14/19)
- Neptune Fire Prevention Bureau (3/20/19)
- Traffic Bureau Comments (3/6/19)

BOARD NOTES:

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

WASATCH PARTNERS NOTES (Continued...)

Motion offered by _____ to be moved and second by _____

Ambrosio__ Bonney__ Dr. Brantley__ Bishop Brown__ Cafferty__ Culp__ D. Davis__ Lane__ S. Davis__

Alternates: Linda Kornegay (Alt 1) ____ Lisa Boyd (Alt 2) ____

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WCS Group, LLC NOTES (Continued...):

Motion offered by _____ to be moved and second by _____

Ambrosio__ Bonney__ Dr. Brantley__ Bishop Brown__ Cafferty__ Culp__ D. Davis__ Lane__ S. Davis__

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