



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday July 24, 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:

- a. **Resolution No. 19-09 – WASATCH STORAGE PARTNERS – Block 816, Lot 5.02 – 635 Neptune Boulevard – Preliminary Site Plan approval.**

Those Eligible: Richard Ambrosio, Dr. Michael Brantley w/comment, Bishop Brown, Keith Cafferty w/comment, Richard Culp, Dyese Davis, Linda Kornegay, Lisa Boyd, Sharon Davis

V. Applications Under Consideration:

- a. **PB19/08 – Marco & Anna Navarrete** – Block 4501, Lot 22 – 724 Old Corlies Avenue – The Applicant is seeking a Minor Subdivision of this lot to create 2 residential building lots. Applicant is represented by Jeffrey P. Beekman, Esq.
- b. **PB19/09 – Herbert & Alice Dale Watt** – Block 4917, Lot 1 – 308 Carton Avenue – The Applicant is seeking a Minor Subdivision of this lot to create residential building lots. Applicant is represented by Jeffrey P. Beekman, Esq.
- c. **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. ****RECEIVED REQUEST TO CARRY TO AUGUST 28, 2019 WITHOUT FURTHER NOTICE****

VI. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, August 28, 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.

PB19/09 – Herbert & Alice Dale Watt – Block 4917, Lot 1 – 308 Carton Avenue – The Applicant is seeking a Minor Subdivision of this lot to create residential building lots. Applicant is represented by Jeffrey P. Beekman, Esq.

Enclosed: Application for Minor Subdivision (Rec'd 6/6/19)
Copy of Deed (11/12/09)
Survey of Property (1/13/19)
Minor Subdivision Plan (1/13/19)

Correspondence: Board Engineer and Planner’s Review (7/15/19)

BOARD NOTES:

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) ____

****CARRIED FROM JUNE 26, 2019 MEETING****

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.

Previously

- Enclosed: Checklist & Application for Site Plan (Rec'd 3/28/19)
- Summary of Variance & Design Waiver Requests (1/2019)
- Copy of Deed (8/3/17)
- Boundary and Topographic Survey (12/6/18)
- Site Investigation Report
- Preliminary and Final Site Plans (5/10/19)
- Traffic Impact Assessment (2/5/19)
- Stormwater Management, Groundwater Recharge, & Water Quality Analysis (January 2019)
- Architectural Rendering (1 sheet) (2/18/19)

Previously Enclosed

Correspondence: Tax Assessor's Comments (6/5/19)

BOARD NOTES:

****RECEIVED REQUEST TO CARRY TO AUGUST 28, 2019 WITHOUT FURTHER NOTICE****

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) __

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