



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, November 8, 2023 at 7:00 PM
Township Meeting Room, 2nd Floor
25 Neptune Boulevard**

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. There will be no further questions or comments from the public at this time.

I. ROLL CALL:

Bryan Acciani
Richard Ambrosio
John Bonney
Lisa Boyd

Dr. Michael Brantley, Committeeman
Bishop Paul Brown, Chair
Robert Lane, Jr., Committeeman

Richard Culp
Dyese Davis, Vice Chair
Samuel Rock, Jr. (Alt. 1)
Roslyn Hurt-Steverson (Alt. 2)

Also Present:

Mark Kitrick, Esq. – Board Attorney
Peter R. Avakian, PE, PP, CME – Board Engineer
Jennifer C. Beahm, PP, AICP – Board Planner
Kristie Dickert – Board Secretary

II. FLAG SALUTE

III. EXECUTIVE SESSION AS AUTHORIZED BY THE OPEN PUBLIC MEETINGS ACT TO DISCUSS PERSONNEL MATTERS

To Enter Session Offered by:
Vote:

Seconded by:

To Return from Session Offered by:
Vote:

Seconded by:

IV. **RESOLUTIONS TO BE MEMORIALIZED:**

- a. **Resolution 23-11 – Approval of Minor Subdivision** – James Lawson – Block 713, Lot 20 – 1803 Summerfield Avenue

Those Eligible: Bryan Acciani, Richard Ambrosio, Lisa Boyd, Richard Culp, Roslyn Hurt-Steverson, and Bishop Brown

- b. **Resolution 23-12 – Minor Site Plan & Sign Variances** - Hobby Lobby, Inc. – Block 802, Lot 1 – 2200-2250 Route 66

Those Eligible: Bryan Acciani, Richard Ambrosio, Lisa Boyd, Richard Culp, Roslyn Hurt-Steverson, Dyese Davis, and Bishop Brown

V. **APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING:**

- a. **PB23/07 – (Minor Subdivision) – Shore Town Homes, LLC (Maravelias) – Block 617, Lots 22, 23, & 24 – 401 Drummond, 421 Drummond, & 1805 Stratford** – Applicant is proposing a subdivision to adjust the existing lot lines for the three (3) properties involved. The Applicant is not proposing any improvements to the properties. Applicant is represented by Paul Edinger, Esq. **PLEASE NOTE THIS APPLICATION WILL NOT BE HEARD THIS EVENING AS THE PUBLIC NOTICE WAS NOT ADVERTISED IN THE NEWSPAPER WITHIN THE REQUIRED 10-DAY PERIOD PRIOR TO THIS MEETING DATE; THEREFORE, THIS MATTER WILL BE RESCHEDULED FOR OUR DECEMBER 13, 2023 AND NEW NOTICE WILL BE PROVIDED FOR SAME.**

- b. **PB21/01A – (Amended Preliminary and Final Major Site Plan) – M&M at Neptune, LLC – Block 701, Lot 1 – 704 Highway 35** – The Applicant is requesting amended site plan approval with variances to replace the previously approved 4,500 s.f. convenience store which included six (6) fueling stations with a 5,670 s.f. convenience store with six (6) fueling stations and a canopy, as well as changes to the originally approved signage, parking, refuse and recycling centers, site configuration and layout. Access is proposed to remain consistent with the prior approval. Applicant is represented by Doug Wolfson, Esq.

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, DECEMBER 13, 2023**, at **7:00 PM** which will take place here in the Municipal Complex, 2nd floor meeting room.
- b. With no further business before the Board, a motion to adjourn is offered by _____ moved and seconded by _____, meeting closes at _____ PM.

PB21/01A – (Amended Preliminary and Final Major Site Plan) – M&M at Neptune, LLC – Block 701, Lot 1 – 704 Highway 35 – The Applicant is requesting amended site plan approval with variances to replace the previously approved 4,500 s.f. convenience store which included six (6) fueling stations with a 5,670 s.f. convenience store with six (6) fueling stations and a canopy, as well as changes to the originally approved signage, parking, refuse and recycling centers, site configuration and layout. Access is proposed to remain consistent with the prior approval. Applicant is represented by Doug Wolfson, Esq.

- Enclosed:
- Checklist & Application for Amended Site Plan (Rec'd 8/15/2023)
 - Rider #1 Variance List (8/11/2023)
 - Rider #2 Submission Waiver List (8/11/2023)
 - Copy of Deed (Recorded 2/5/2016)
 - Zoning Permit Review (6/16/2023)
 - Operations Memorandum (undated)
 - NJDEP Freshwater Wetlands LOI (3/4/2020)
 - Tree Removal Permit (6/6/2022)
 - Neptune PB Resolution No. 2022-01 (1/26/2022)
 - Freehold Soil Conservation District Recertification (10/11/2023)
 - RAO – Unrestricted Use Letter (9/29/2023)
 - Monmouth County Development Review Committee – Final Approval (8/30/2023)
 - ALTA/NSPS Land Title Survey (2/26/2020)
 - Amended P&F Major Site Plans (7/28/2023)
 - Environmental Impact Statement (4/28/2020)
 - Traffic Analysis Report (4/11/2023)
 - Stormwater Management Report (Revised 8/7/2023)
 - Architectural Plans for the Proposed QuickChek (8/7/2023)

Correspondence:

BOARD NOTES:

