

**NEPTUNE TOWNSHIP PLANNING BOARD
RESOLUTION NO. 21-13**

**RESOLUTION OF THE NEPTUNE TOWNSHIP
PLANNING BOARD, TOWNSHIP OF NEPTUNE,
COUNTY OF MONMOUTH, STATE OF NEW
JERSEY APPROVING MINOR SUBDIVISION
APPROVAL FOR THE TOWNSHIP OF NEPTUNE
HOUSING AUTHORITY FOR BLOCK 304 LOT 1 AS
DESIGNATED ON THE MUNICIPAL TAX MAP
FOR THE TOWNSHIP OF NEPTUNE.**

WHEREAS, the applicant, Township of Neptune Housing Authority, has made application to the Township of Neptune Planning Board for a minor subdivision for Block 304 Lot 1 as illustrated on the Tax Map of the Township of Neptune; and

WHEREAS, such proof of publication of notice of hearing as may be required by the New Jersey statutes and municipal ordinance requirements has been furnished; and

WHEREAS, public hearings were held concerning the application on July 21, 2021 at a virtual meeting in the Township of Neptune and testimony and exhibits were presented on behalf of the applicant and all interested parties were afforded an opportunity to be heard; and

WHEREAS, the Township of Neptune Planning Board having considered said application, testimony and exhibits submitted, and listened to the applicant's testimony, and after having received information from its professional staff, the Township of Neptune Planning Board does hereby make the following findings of fact and law:

- A. The subject property is located at 1130 Heck Avenue and 16 Atkins Avenue in Neptune Township. The tract is 175,244.76 square feet. The tract is located in the R-5 Multifamily Residential Zone District.
- B. Ron Pierri, P.L.S., of Dynamic Survey testified in support of the subdivision. The proposal is to divide Lot 1 into three lots. The proposed lots will be 1.01, 1.02, and 1.03. The existing units (30) on newly created lot 1.02 will be removed and replaced with newly constructed units (70).
- C. No one from the public appeared to testify.
- D. Based upon the foregoing, the Board finds that the requested minor subdivision approval conforms with the requirements of the Neptune Zoning Ordinance and can be granted without substantial impact to the intent or purpose of the Neptune Master Plan and Zoning Ordinance and without substantial detriment to the public good.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Neptune, on the 22nd day of September 2021 that the applicant's request for minor subdivision be approved subject to the conditions set forth below; and

BE IT FURTHER RESOLVED, that a copy of the Resolution be forwarded by the Planning Board Secretary, to the applicant's attorney, the Township Clerk and the Building Department.

BE IT FURTHER RESOLVED, that notification of this favorable approved be published in an official newspaper of the Township of Neptune, by the Applicant.

BE IT FURTHER RESOLVED, that this approval is subject to the following conditions:

1. The applicant shall comply with all representations made before the Planning Board, by its experts.
2. If required, applicant shall obtain certification by the Local Soil Conservation District of a plan for soil erosion and sediment control in accordance with N.J.S.A. 4:24-39 et seq., commonly known as the "Soil Erosion and Sediment Control Act".
3. Applicant shall obtain all approvals required by any Federal, State, County or Municipal agency having regulatory jurisdiction of this development. Upon receipt of such approval(s), the applicant shall supply a copy of the permit(s) to the Board. In the event that any other agency requires a change in the plans approved by this Board, the

applicant must reapply to the Township of Neptune Planning Board for approval of that change.

4. Applicant shall resubmit this entire proposal for re-approval should there be a deviation from the terms and conditions of this resolution, or the documents submitted as part of this application, all of which are made a part hereof and shall be binding upon the applicant.
5. Unless specifically modified herein, the applicant shall comply with all terms and conditions of all prior resolutions of the Township of Neptune Planning Board regarding this application.
6. The applicants shall prepare subdivision deed(s) for recordation to be approved by the Planning Board Attorney and Planning Board Engineer.

MOTION TO ADOPT & MEMORALIZE:

Offered By: John Bonney

Seconded By: Bryan Acciani

ROLL CALL ON VOTE

Brian Acciani **YES** Richard Ambrosio **YES** John Bonney **YES**

Lisa Boyd **YES** Mayor Dr. Michael Brantley **N/A** Keith Cafferty **N/A**

Richard Culp **YES** Dyese Davis **YES** Bishop Paul Brown **YES**

Deion Johnson (Alternate #1) **N/A**

CERTIFICATION

I hereby certify that this is a true copy of a resolution of the Township of Neptune Planning Board adopted on September 22, 2021.



Kristie Dickert
Neptune Township Planning Board