

**NEPTUNE TOWNSHIP PLANNING BOARD
RESOLUTION NO. 21-17**

**RESOLUTION OF THE NEPTUNE TOWNSHIP
PLANNING BOARD, TOWNSHIP OF NEPTUNE,
COUNTY OF MONMOUTH, STATE OF NEW
JERSEY SUPPORTING SITE PLAN APPROVAL FOR
THE TOWNSHIP OF NEPTUNE HOUSING
AUTHORITY FOR BLOCK 304 LOT 1.02 AS
DESIGNATED ON THE MUNICIPAL TAX MAP FOR
THE TOWNSHIP OF NEPTUNE.**

WHEREAS, the Applicant, Township of Neptune Housing Authority, has requested a courtesy review to the Township of Neptune Planning Board for a Site Plan Courtesy Review for Block 304 Lot 1.02 as illustrated on the Tax Map of the Township of Neptune; and

WHEREAS, on September 27, 2021 a Resolution was adopted by the Neptune Township Planning Board, Supporting Subdivision Approval for Block 304 Lot 1.02; and

WHEREAS, such proof of publication of notice of hearing as may be required by the New Jersey statutes and municipal ordinance requirements is not required; and

WHEREAS, public hearings were held concerning the application on October 27, 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 located in the R-5 Multifamily Residential Zone District.
- B. Mary Johannesen, A.I.A., testified in support of the courtesy review. The development, titled Neptune Court, will be a newly constructed 3-story elevator building. There will be 70 (seventy) apartments including 9 (nine) one-bedroom apartments, 32 (thirty-two) two-bedroom apartments, and 29 (twenty-nine) three-bedroom apartments. All apartments will have well-proportioned rooms and functional contemporary layouts, ample closet space, Energy Star appliances, and window blinds. The development will include on-site parking, community room space, common laundry facilities, security features, and offices for property management and social service functions.

C. Based upon the foregoing, the Board supports that the proposed site plan 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 10th day of November 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 is requested to 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.

MOTION TO ADOPT & MEMORALIZE:

Offered By: Dyese Davis

Seconded By: Richard Culp

ROLL CALL ON VOTE

Bryan Acciani **YES** Richard Ambrosio **YES** John Bonney **YES**

Lisa Boyd **YES** Mayor Dr. Michael Brantley **YES** Keith Cafferty **Absent**

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 November 10, 2021.



Kristie Dickert
Neptune Township Planning Board