



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda (**REVISED 2-22-21**) – Meeting to be Held Remotely Via ZOOM  
Wednesday, February 24 2021 at 7:00 PM**

This Regular Meeting of the Planning Board will be taking place remotely via ZOOM and will commence at 7:00 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at the Municipal Building due to current COVID-19 rules and regulations. Instructions on how to access the meeting via Zoom are listed below:

**PUBLIC ACCESS TO ZOOM MEETING:**

To access the virtual hearing, you must join the ZOOM meeting. To join the ZOOM meeting, you will need access to a computer with internet access, camera, speakers, and a microphone and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below or launch Zoom and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/planning-board>

Topic: Neptune Township Planning Board Regular Meeting 2-24-2021  
Time: Feb 24, 2021 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/81776799802?pwd=QUUp2KzYrOUNRM210Sk0zTjIveVhHZz09>

**Meeting ID:** 817 7679 9802

**Passcode:** 615369

One tap mobile

+16465588656,,81776799802#,,,,\*615369# US (New York)

+13017158592,,81776799802#,,,,\*615369# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 817 7679 9802

Passcode: 615369

Find your local number: <https://us02web.zoom.us/j/81776799802?pwd=QUUp2KzYrOUNRM210Sk0zTjIveVhHZz09>

**PUBLIC PARTICIPATON IN ZOOM MEETING:**

You will be able to participate when the Board Chair opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses. Once testimony is completed, the Board Chair will open the meeting to the public for comments or statements regarding the application currently under consideration. The Board Chair will limit public comments to 5 minutes per person. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org) at least 72 hours in advance of the meeting so they may be evaluated and marked into evidence, if required. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

**PUBLIC ACCESS TO APPLICATION FILES:**

You will be able to access the application files that are shown in the meeting via the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/planning-board>

**ALTERNATE ACCESS TO APPLICATION FILES:**

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-988-5200 Ext. 278 or [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org). If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

The regular meeting of the Neptune Township Planning Board which has been duly constituted and advertised according to law is now called to order.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others. If there is a lot of background noise at your location I ask that you please move to a quiet location and/or mute your device until you are asked to speak.

It is the policy of the Planning Board to end all matters no later than 11 PM. No new applications will begin after 10:00 PM nor will any new witnesses or testimony begin after 10:30 PM.

After testimony by the applicant(s), their attorney, or their professional(s), questions will follow by the members of the Planning Board and the Board Professionals; at my direction, the public portion will be opened to ask **questions only of each witness**. At the conclusion of testimony for each application, the public portion will be opened. At this time 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 or provide comment on the application under consideration. I ask that questions are directed to me and not repeated. Time is not transferable between members of the public. 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:

Brian Acciani  
Richard Ambrosio  
John Bonney  
Lisa Boyd

Dr. Michael Brantley, Mayor  
Bishop Paul Brown  
Keith P. Cafferty

Richard Culp  
Dyese Davis  
Deion Johnson (Alt. #1)

#### Also Present:

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

#### II. RESOLUTIONS TO BE MEMORIALIZED:

- a. **Resolution No. 21-01 – Meeting Dates for 2021**
- b. **Resolution No. 21-02 – Election of Officers for 2021**
- c. **Resolution No. 21-03 – Appointment of Board Professionals 2021**
- d. **Resolution No. 21-04 – Designation of Newspapers for 2021**
- e. **Resolution No. 21-05 – Supporting Review and Public Hearing Regarding Designation of Block 3903, Lot 12 on State Highway Route 66 & Green Grove Road as a Redevelopment Area.**

**Those Eligible:** John Bonney, Lisa Boyd, Brian Acciani, Mayor Dr. Michael Brantley, Keith P. Cafferty, Richard Culp, Deion Johnson, Dyese Davis, and Bishop Paul Brown

#### III. CONSISTENCY DETERMINATION REVIEW:

- a. **Ordinance No. 21-07** of the Township of Neptune to Amend the Land Development Ordinance by amending Section 528 entitled “Stormwater Management” in its entirety to incorporate requirements by the NJDEP updated Stormwater Management Rules (NJAC 7:8), introduced at the Township Committee meeting of February 8, 2021. **Brief presentation to be provided by Leanne Hoffmann, PE, PP, CME – Township Engineer.**

IV. **DISCUSSION ITEMS:**

Township Committee Resolution #21-68 – 1/11/21 – Authorizing the Planning Board to undertake a preliminary investigation to determine whether certain areas along Route 33 and 35, known informally as the Township Crossroads and Identified as Block 1106, Lots 1-7 and 8-17 on the Tax Map of the Township of Neptune, qualify as an area in need of redevelopment (non-condemnation) pursuant to the Local Redevelopment and Housing Law.

- a. **Area in Need of Redevelopment Investigation Report - Block 1106, Lots 1-17 - Routes 33 and 35 - Neptune Township, Monmouth County** – Report prepared by Jennifer Beahm, PP, AICP of Leon S. Avakian, Inc.

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

- a. **PB19/06A – Amended Preliminary and Final Major Site Plan** – WCS Group, LLC – Block 3902, Lot 2 – 600 Essex Road - Applicant had received Preliminary and Final Site Plan approval per Resolution No. 19-12 which was memorialized on September 25, 2019. The Applicant is now seeking Amended Preliminary and Final Major Site Plan approval to make modifications to the approved site plan. Proposed changes include elimination of extra parking stalls located on the northern side of the property, modification of the building to be a single-tenant building, and modification of the proposed architecture to retain the existing architectural treatment of the building. Applicant is represented by Kenneth L. Pape, Esq.
- b. **PB20/03 – Minor Subdivision** - Heathrow Exchange, LLC & Shark River Hills Estates – Applicant had a waiver hearing in order to determine application completeness on August 26, 2020, at which time certain waivers were granted. The Applicant has provided the necessary documents in order to determine this application complete for hearing purposes. Applicant is now seeking Minor Subdivision approval to create two (2) new residential lots which require variances. Applicant is represented by Mark A. Steinberg, Esq. **\*\*PARTIALLY HEARD ON OCTOBER 28, 2020 AND CARRIED TO NOVEMBER 24, 2020 (not heard), THEN CARRIED TO JANUARY 27, 2021 (not heard), and THEN TO THIS DATE (2/24/21) WITHOUT FURTHER NOTICE BEING REQUIRED. RECEIVED REQUEST FROM MARK STEINBERG, ESQ. TO FURTHER CARRY THIS MATTER TO THE MARCH 24, 2021 REGULAR PLANNING BOARD MEETING\*\***

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, MARCH 24, 2021** beginning at 7:00 PM which may also take place via ZOOM. Please check our website for any updates regarding meeting location and/or meeting access as the links, meeting passwords, and meeting ID's will change for each meeting that is held via ZOOM.
- b. With no further business before the Board, a motion to adjourn is offered by \_\_\_\_\_ moved and seconded by \_\_\_\_\_, meeting closes at \_\_\_\_\_ PM.







**PB20/03 – Minor Subdivision** - Heathrow Exchange, LLC & Shark River Hills Estates – Applicant had a waiver hearing in order to determine application completeness on August 26, 2020, at which time certain waivers were granted. The Applicant has provided the necessary documents in order to determine this application complete for hearing purposes. Applicant is now seeking Minor Subdivision approval to create two (2) new residential lots which require variances. Applicant is represented by Mark A. Steinberg, Esq.

Previously Enclosed: Checklist and Application for Minor Subdivision (Rec'd 6/23/20)  
Deeds for Three (3) Properties  
Minor Subdivision Plat (last revised 6/19/20)  
Statement of Environmental Impact (9/24/2020)  
Aerial Photo – Google Maps (9/30/2020)  
Minor Subdivision Plat (Revised 9/25/2020)  
Plot Plan & Tree Removal Plan & Grading Plan (9/25/2020)  
Notification Letter of Freshwater Wetlands LOI Being Filed with NJDEP – Regulatory Line Verification (11/23/2020)

Prior Correspondence: Freehold Soil Conservation District – Demolition Project Exemption Ltr (8/7/2020)  
Tax Assessor’s Memo (6/25/2020)  
Board Engineer’s Completeness Waiver Request Letter (7/29/2020)  
Board Engineer’s Review Letter (10/26/2020)  
Freehold Soil Conservation District – Soil Disturbance Notice (11/18/2020)  
Monmouth County Planning Board – Exempt from Approval (11/23/2020)  
NJDEP Coastal Jurisdictional Determination (11/30/2020)  
Freehold Soil Conservation District – Application Incomplete (12/9/2020)

**Currently Correspondence: Freehold Soil Conservation District – Certification Letter (1/26/21)**

**BOARD NOTES:**

<u>RECEIVED REQUEST FROM MARK STEINBERG, ESQ. TO FURTHER CARRY THIS MATTER TO THE MARCH 24, 2021 REGULAR PLANNING BOARD MEETING**</u>

Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_

Ambrosio\_\_ Bonney\_\_ Dr. Brantley\_\_ Boyd\_\_ Cafferty\_\_ Culp\_\_ Acciani\_\_ Davis\_\_ Bishop Brown\_\_

Alternates: Deion Johnson (Alt 1) \_\_\_\_