



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Planning Board  
Regular Meeting Agenda – Meeting to be Held Remotely Via ZOOM  
Wednesday, June 23, 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. 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, if prompted. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting once you are granted access by the host. 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: Planning Board - Regular Meeting - June 23, 2021  
Time: Jun 23, 2021 07:30 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88580286923?pwd=WWVUTy92Y2xYR09XUUZpSFk2U2t4UT09>

**Meeting ID:** 885 8028 6923

**Passcode:** 302921

One tap mobile

+13126266799,,88580286923#,,,,\*302921# US (Chicago)

+16465588656,,88580286923#,,,,\*302921# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 885 8028 6923

Passcode: 302921

Find your local number: <https://us02web.zoom.us/j/88580286923?pwd=WWVUTy92Y2xYR09XUUZpSFk2U2t4UT09>

### **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 the testimony of each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses on the testimony they have provided. Once testimony is completed, the Board Chair will open the meeting to the public for comments or statements regarding the application currently under consideration. If you wish to provide a comment or statement regarding the application, you must do so utilizing a video device as you will be sworn in and provide comment under oath and must be visible via Zoom. The Board Chair will limit public comments to 5 minutes per person and time is not transferrable between members of the public. 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 732-897-4162 Ext. 204 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 for comment. Any member of the public wishing to provide comment must appear on Zoom utilizing video. 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	Dr. Michael Brantley, Mayor	Richard Culp
Richard Ambrosio	Bishop Paul Brown	Dyese Davis
John Bonney	Keith P. Cafferty	Deion Johnson (Alt. #1)
Lisa Boyd		

**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. FLAG SALUTE**

**III. RESOLUTIONS TO BE MEMORIALIZED: None.**

**IV. CORRESPONDENCE: None.**

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

- a. **PB20/07 – Preliminary and Final Major Subdivision** – 120 South Main Realty, LLC – Block 257, Lot 7 – 120 So. Main Street – Applicant is seeking approval for a Major Subdivision. The Applicant had a waiver hearing on April 28, 2021 at which time the Board granted certain waivers for the purposes of the application being deemed complete in order to move forward with the hearing process only. Applicant is represented by Jennifer S. Krimko, Esq.
- b. **PB20/03 – Minor Subdivision** - Heathrow Exchange, LLC & Shark River Hills Estates – Block 5303, Lots 16, 19, & 20 – 2 & 6 Park Place & 5 Valetta Place - 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. **\*\*THIS APPLICATION WAS PARTIALLY HEARD ON OCTOBER 28, 2020 AND CARRIED TO NOVEMBER 24, 2020 (not heard), THEN CARRIED TO JANUARY 27, 2021 (not heard), THEN CARRIED TO FEBRUARY 24, 2021 (not heard), THEN CARRIED TO MARCH 24, 2021 (not heard), AND FURTHER TO THIS DATE WITH NEW NOTICE BEING REQUIRED\*\***

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, July 28, 2021** beginning at 7:00 PM which will 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.





