



**Neptune Township ~ Planning Board  
Regular Meeting Agenda – Meeting to be Held Remotely Via ZOOM  
Wednesday, July 28, 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 - July 28, 2021  
Time: Jul 28, 2021 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84741401492?pwd=NHIGMFQ5MmZwSjh0MFJpciRIYXFoQT09>

**Meeting ID:** 847 4140 1492

**Passcode:** 152774

One tap mobile

+13126266799,,84741401492#,,,,\*152774# US (Chicago)

+16465588656,,84741401492#,,,,\*152774# 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: 847 4140 1492

Passcode: 152774

Find your local number: <https://us02web.zoom.us/j/84741401492?pwd=NHIGMFQ5MmZwSjh0MFJpciRIYXFoQT09>

### **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 comments. Any member of the public wishing to provide comment or opinion 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:**

- a. **Resolution No. 21-10 – Preliminary and Final Major Subdivision Approval – 120 South Main Realty, LLC – Block 257, Lot 7 – 120 So. Main Street**

*Those Eligible: John Bonney, Mayor Dr. Michael Brantley, Lisa Boyd, Keith Cafferty, Richard Culp, Bryan Acciani, and Bishop Paul Brown*

**IV. CORRESPONDENCE: None.**

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

- a. **PB21/02 – Minor Subdivision – Christopher Lemberg – Block 4501, Lot 57 – Applicant is seeking a Minor Subdivision approval to create two (2) single family lots. The existing dwelling will remain on one of the lots. Applicant is represented by Ronald Troppoli, Esq.**
- b. **PB21/01 – Preliminary and Final Major Site Plan – M&M at Neptune, LLC – Block 701, Lot 1 – 704 Highway 35 – Applicant is seeking Preliminary and Final Major Site Plan approval for a proposed commercial development which includes a retail store, grocery store, fast food restaurant, and convenience store with gas along with associated site improvements including but not limited to parking, lighting, landscaping, and stormwater management facilities. Applicant is represented by Doug Wolfson, Esq. of The Weingarten Law Firm.**

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, AUGUST 25, 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.

**PB21/02 – Minor Subdivision** – Christopher Lemberg – Block 4501, Lot 57 – Applicant is seeking a Minor Subdivision approval to create two (2) single family lots. The existing dwelling will remain on one of the lots. Applicant is represented by Ronald Troppoli, Esq.

Enclosed: Checklist & Application for Minor Subdivision (Rec'd 6/1/2021)  
 Copy of Deed (Recorded 9/1/2017)  
 Google Map Aerial of Property & Surrounding Area (undated)  
 GIS Parcel Data Map for 17 Chapman Avenue (2021)  
 NJ GeoWeb Map of Property & Surrounding Streets/Lots (dated 7/13/2021)  
 Topographic Map of Survey (dated 5/11/2020)  
 Minor Subdivision Plan (dated 5/14/2021)

Correspondence: Board Engineer & Planner's Review Letter (6/21/2021)

**BOARD NOTES:**


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) \_\_\_\_

**PB21/01 – Preliminary and Final Major Site Plan** – M&M at Neptune, LLC – Block 701, Lot 1 – 704 Highway 35 – Applicant is seeking Preliminary and Final Major Site Plan approval for a proposed commercial development which includes a retail store, grocery store, fast food restaurant, and convenience store with gas along with associated site improvements including but not limited to parking, lighting, landscaping, and stormwater management facilities. Applicant is represented by Doug Wolfson, Esq. of The Weingarten Law Firm.

**Previously Enclosed  
w/ 4/28/2021 &  
5/26/2021 Agendas:**

Completeness Checklist & Application for Site Plan (Rec'd 1/5/2021)  
Copy of Application to Monmouth County Planning Board (12/8/2020)  
Stonefield Checklist Justification Memo (12/17/2020)  
Stonefield Zoning Relief Memo (12/17/2020)  
Property Tax Certification (12/4/2020)  
Copy of Deed (Recorded 2/4/2016)  
Stonefield Flood Zone Memo (12/29/2020)  
Stonefield Operations Memo (12/29/2020)  
Zoning Permit Denial (5/12/2020)  
Freehold Soil Conservation District Review of Certified Plan Revisions (6/5/2020)  
NJDEP Deed Restriction (Condition of Permit #FWW190001) (Rec'd 8/27/2020)  
ALTA/NSPS Land Title Survey (2/26/2020)  
200 Foot Natural Features Exhibit (12/28/2020)  
Exterior Elevations – Proposed Aldi Inc. (Sheet #CEE-4) (12/9/2020)  
Reduced Architectural Plans – Retail Building, Fast Food, and  
Convenience Store w/Gas (4 sheets A-001 thru A-004) (2/25/2021)  
Freehold Soil Conservation District Review of Certified Plan Revisions (3/1/2021)  
Monmouth County Planning Board Request for Information (2/22/2021)  
Reduced Deal Lake Drainage Area Exhibit (3/10/2021)  
Community Impact Statement (2/2021)  
Stormwater Management Report (Revised 3/10/2021)  
Traffic Impact Study (3/10/2021)  
Stormwater Operations & Maintenance Manual (12/29/2020)  
Preliminary and Final Site Plans (23 sheets) (last revised 3/10/2021)  
Stonefield Transmittal Letter Outlining Plan Changes (5/12/2021)  
Stormwater Management Report (Revised May 10, 2021)  
Exterior Elevations – Proposed Aldi Inc. (Sheets A-201 & A-202) (3/19/2021)  
Preliminary and Final Site Plans (31 sheets) (last revised May 13, 2021)  
Freehold Soil Conservation District Review of Plan Revisions (4/27/2021)  
**Freehold Soil Conservation District Review of Plan Revisions (5/20/2021)**  
**Monmouth County Planning Board Conditional Approval (5/24/2021)**  
**Stonefield Transmittal Letter Outlining Plan Changes (6/3/2021)**  
**Traffic Impact Study (Revised 5/28/2021)**  
**Stormwater Management Report (Revised 6/3/2021)**  
**Revised Architectural Plans – Retail Building, Fast Food, and  
Convenience Store w/Gas (4 sheets A-001 thru A-006) (5/13/2021)**  
**Preliminary and Final Site Plans (31 sheets) (last revised 6/3/2021)**

**Currently Enclosed:**

**Prior Correspondence  
w/ 4/28/2021 Agenda:**

Tax Assessor's Comments (4/14/2021)  
Traffic Bureau Comments (4/15/2021)  
Neptune Fire Prevention Bureau Comments (4/21/2021)  
Environmental/Shade Tree Comments (4/22/2021)  
Board Engineer & Planner's Review Report #1 (4/26/2021)

**Current Correspondence:**

**Board Engineer & Planner's Supplemental Review (7/20/2021)**  
**Sam Schwartz Traffic Engineering Review #1 (7/19/2021)**

