



**Neptune Township ~ Planning Board
Regular Meeting Agenda – Meeting to be Held Remotely Via ZOOM
Wednesday, October 27, 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 - October 27, 2021
Time: Oct 27, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82947005904?pwd=elJaZ0JrenVrNHhZamllbnlUTkx5UT09>

Meeting ID: 829 4700 5904

Passcode: 284662

One tap mobile

+13017158592,,82947005904#,,,,*284662# US (Washington DC)

+13126266799,,82947005904#,,,,*284662# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 829 4700 5904

Passcode: 284662

Find your local number: <https://us02web.zoom.us/u/kdao9Xdaar>

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 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. 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
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
Lou Luglio, PE of Sam Schwartz – Board’s Traffic Consultant
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. CONSISTENCY DETERMINATIONS:

- a. **Ordinance No. 21-44** of the Township of Neptune to Amend the Land Development Ordinance of the Township of Neptune by Allowing for a Clustering Option in the R-1 Very Low Density Residential Zone District, introduced at the Township Committee Meeting of October 7, 2021.
- b. **Ordinance No. 21-45** of the Township of Neptune to Amend and Supplement Section 412 of the Land Development Ordinance of the Township of Neptune by Amending Section 412.21F, Rescinding Section 412.21G through M and Establishing an Ordinance Under Section 4-34 of the Code of the Township of Neptune, entitled “Temporary Trailers, Dumpsters, Portable Storage Units, and Like Portable On-Demand Storage Containers”, introduced at the Township Committee Meeting of October 7, 2021.

VI. **TOWNSHIP OF NEPTUNE HOUSING AUTHORITY PRESENTATION:**

- a. The Township of Neptune Housing Authority is proposing to develop Block 304, Lot 1 (recently subdivided into New Lot 1.02 – 1130 Heck Avenue) including construction of seventy (70) new rental apartments, including sixty-nine (69) affordable rental apartments for households with low and moderate incomes and one (1) superintendent's unit, along with associated site improvements. The Housing Authority is represented by Kevin Wigenton, Esq.

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

- a. **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 Irina Elgart, Esq. of The Weingarten Law Firm. ****PARTIALLY HEARD ON JULY 28, 2021, AUGUST 25, 2021, AND SEPTEMBER 22, 2021 AND FURTHER CARRIED TO THIS DATE WITH NEW NOTICE BEING PROVIDED FOR MEETING LOCATION****
- b. **PB18/06A – Amended Site Plan (for “Hot Box”)** – Wasatch Storage Partners, LLC – Block 816, Lot 5.02 – 635 Neptune Boulevard – Applicant had originally requested an Administrative Approval which was discussed at the September 22, 2021 meeting. The Planning Board felt there was a need for the Applicant to return for full review since the proposal may involve bulk variance relief associated with the requirement of the New Jersey American Water Company (NJAWC) to install an above ground, heated enclosure (hot box) to house the water service's gate valves, detector check valves, and backflow preventer; rather than an underground vault as originally proposed. Applicant is represented by Jennifer S. Krimko, Esq.
- c. **PB21/03 – Minor Subdivision** – 135 Leonard, LLC – Block 704, Lot 1 – 135 Leonard Avenue – Applicant is seeking Minor Subdivision approval to subdivide the property, retain the existing improvements (single family home with related site improvements) on proposed new Lot 1.02 and create a new residential building lot to be known as proposed Lot 1.01. No construction is proposed at this time. Applicant is represented by Jennifer S. Krimko, Esq.

VIII. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, November 10, 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.

****PARTIALLY HEARD ON JULY 28, 2021, AUGUST 25, 2021, & SEPTEMBER 22, 2021****

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 Irina Elgart, Esq. of The Weingarten Law Firm.

**Previously Enclosed
w/ 4/28/2021 &
5/26/2021 &
7/28/2021 &
8/25/2021 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) (Recd 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)
Stonefield Trans. Ltr - Response to Sam Schwartz Review Letter (8/13/2021)
Weave Analysis Report (8/11/2021)
Asbury Avenue Driveway Exhibit (7/26/2021)

**Prior Correspondence
w/ 4/28/2021, 5/26/2021
& 7/28/2021**

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

BOARD NOTES (M&M at NEPTUNE, LLC - continued):

**CHAIR BISHOP BROWN IS RECUSED
NEED SIGNED CERTIFICATIONS FROM:
DEION JOHNSON FOR JULY 28, 2021, AUGUST 25, 2021, & SEPTEMBER 22, 2021
KEITH CAFFERTY & MAYOR BRANTLEY FOR SEPTEMBER 22, 2021**

