



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, October 26, 2022 at 7:00 PM
Township Meeting Room, 2nd Floor
25 Neptune Boulevard**

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

Fire exits are clearly marked at the side and rear of this room, if alerted of a fire, please move in a calm and orderly manner to the nearest smoke free exit.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

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

After testimony by the applicant's attorney or his professional, questions will follow by the members of the Planning Board; at my direction, the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will be have one [1] five [5] minute session to speak. I ask that questions are directed to me, and not repeated. Time is not transferable. 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.

I. ROLL CALL:

Bryan Acciani
Richard Ambrosio
John Bonney
Lisa Boyd

Dr. Michael Brantley
Bishop Paul Brown
Keith P. Cafferty

Richard Culp
Dyese Davis
Roslyn Hurt-Steverson (Alt. #2)

Also Present:

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

II. FLAG SALUTE

III. CORRESPONDENCE: None.

IV. RESOLUTIONS TO BE MEMORIALIZED: None.

V. PROJECT UPDATE TO BE PROVIDED BY PETER AVAKIAN, PE, PP, CME

- a. As per Condition #4 of the Resolution of Approval for M&M at Neptune: "Applicant will provide the Board's professionals with a description and construction details for any proposed 'hot box' intended to house domestic water and fire suppression service from NJ American Water Company to each use on site subject to review and approval by the Board Engineer."

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

- a. **PB21/05 – Preliminary and Final Major Subdivision** – 756 Holdings, LLC – Block 903, Lots 2 & 6 – West Bangs Avenue & 407 Neptune Boulevard – Applicant is seeking Preliminary and Final Major Subdivision approval with associated variances to permit the construction of ten (10) new single family homes, a new public street with cul-de-sac, and a drainage infiltration basin. Applicant is represented by Mark R. Aikins, Esq. ****RECEIVED REQUEST FROM MARK R. AIKINS, ESQ. ON 3/10/2022 TO CARRY THIS MATTER TO 4/27/2022, RECEIVED ADDITIONAL REQUEST ON 3/18/2022 TO FURTHER CARRY TO 5/25/2022, RECEIVED ADDITIONAL REQUEST ON 4/26/2022 TO FURTHER CARRY TO 6/22/2022, RECEIVED ADDITIONAL REQUEST ON 6/7/2022 TO FURTHER CARRY TO 7/27/2022, RECEIVED ADDITIONAL REQUEST ON 7/18/2022 to FURTHER CARRY TO 8/24/2022, RECEIVED ADDITIONAL REQUEST ON 9/9/2022 to FURTHER CARRY TO 10/26/2022, RECEIVED ADDITIONAL REQUEST ON 9/30/2022 to FURTHER CARRY to 11/9/2022 – NEW NOTICE WILL BE PROVIDED****
- b. **PB22/08 – Minor Subdivision** – Raffaella Pagano – Block 5405, Lot 7 – 109 Prospect Avenue – Applicant is seeking Minor Subdivision approval to create two (2) single-family residential building lots. The existing dwelling is to remain on one of the lots. Applicant is represented by Lois D. Sutton, Esq.

VII. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **Wednesday, November 9, 2022** beginning at **7:00 PM** which will take place here in the Municipal Complex, 2nd floor meeting room.
- b. With no further business before the Board, a motion to adjourn is offered by _____ moved and seconded by _____, meeting closes at _____ PM.

As per Condition #4 of the Resolution of Approval for M&M at Neptune: "Applicant will provide the Board's professionals with a description and construction details for any proposed 'hot box' intended to house domestic water and fire suppression service from NJ American Water Company to each use on site subject to review and approval by the Board Engineer."

