



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, August 23, 2023 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 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. There will be no further questions or comments from the public at this time.

I. ROLL CALL:

Bryan Acciani
Richard Ambrosio
John Bonney
Lisa Boyd

Dr. Michael Brantley, Committeeman
Bishop Paul Brown, Chair
Robert Lane, Jr., Committeeman

Richard Culp
Dyese Davis, Vice Chair
Samuel Rock, Jr. (Alt. 1)
Roslyn Hurt-Steverson (Alt. 2)

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. CORRESPONDENCE: None.

IV. RESOLUTIONS TO BE MEMORIALIZED: None.

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

- a. **PB23/01 – (Preliminary and Final Major Subdivision – No Variances being requested) - RMH at Country Woods, LLC (aka Country Woods at Neptune) – Block 3101, Lot 1 – Jumping Brook Road** – Applicant is proposing to subdivide the existing lot into 32 lots consisting of 31 single-family residential building lots and 1 open space lot. Applicant is represented by Salvatore Alfieri, Esq. **(Partially Heard on July 26, 2023)**
- b. **PB22/07 – (Preliminary and Final Major Site Plan) – West Congregation of Neptune of Jehovah’s Witnesses, Inc. – Block 2601, Lot 33 – 2900 W. Bangs Ave** – The Applicant is seeking Major Site Plan approval for the expansion/modification of the existing parking lot, stormwater management improvements, and a proposed solar canopy. Applicant is represented by Jared M. Pape, Esq.

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, SEPTEMBER 27, 2023**, 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.

PB23/01 – (Preliminary and Final Major Subdivision – No Variances being requested) - RMH at Country Woods, LLC (aka Country Woods at Neptune) – Block 3101, Lot 1 – Jumping Brook Road – Applicant is proposing to subdivide the existing lot into 32 lots consisting of 31 single-family residential building lots and 1 open space lot. Applicant is represented by Salvatore Alfieri, Esq. **(Partially Heard on July 26, 2023)**

Previously Enclosed: Checklist & Application for Subdivision (Rec'd 2/13/2023)
NJDEP Freshwater Wetlands LOI – Line Verification (12/6/2022)
Community Impact Statement (5/2022)
Traffic Impact Analysis (6/16/2022)
Environmental Impact Report (1/18/2023)
Stormwater Management Report (revised 4/17/2023)
Boundary Survey (last revised 2/1/2023)
Architectural Plans (Juniper Model) (2/24/2023)
Architectural Plans (Emerson Model) (2/28/2023)
Architectural Plans (Weston Model 2) (8/14/2015)
Color Rendering of Emerson (Gray) (6/4/2020)
Color Rendering of Emerson (Blue) (6/4/2020)
Preliminary & Final Major Subdivision Plans (last revised 4/5/2023)
Preliminary & Final Major Subdivision Final Map (reduced) (4/5/2023)

Prior Correspondence: Neptune Fire Prevention Bureau Comments (7/17/2023)
Tax Assessor's Comments (7/13/2023)
Environmental Shade Tree Comments (6/14/2023 & 3/13/2023)
Freehold Soil Conservation District Initial Application Review (3/17/2023)
Freehold Soil Conservation District Review of Revisions (5/16/2023)
Monmouth County Development Review Committee Prelim. Approval (2/27/2023)

BOARD NOTES:

NEED SIGNED CERTIFICATIONS FROM: JOHN BONNEY, DR. BRANTLEY, ROBERT LANE, DYESE DAVIS, AND SAMUEL ROCK, JR.

PB22/07 – (Preliminary and Final Major Site Plan) – West Congregation of Neptune of Jehovah’s Witnesses, Inc. – Block 2601, Lot 33 – 2900 W. Bangs Ave – The Applicant is seeking Major Site Plan approval for the expansion/modification of the existing parking lot, stormwater management improvements, and a proposed solar canopy. Applicant is represented by Jared M. Pape, Esq.

Enclosed: Checklist & Application for Site Plan (Rec'd 5/15/2023)
 Copy of Deed (Recorded 8/7/2000)
 Meridian Engineering Group – Review of Wetlands Presence/Absence (4/24/2023)
 Project Hydrology Narrative (2/27/2023)
 Soil Profile Pits and Soil Permeability Testing (11/23/2022)
 Traffic and Parking Study (1/3/2023)
 Boundary & Topographic Survey (9/2/2022)
 Preliminary & Final Site Plans (3/24/2023)

Correspondence: Board Engineer & Planner’s Review #1 (8/2/2023)
 Monmouth County Development Review Committee Conditional Approval (6/12/2023)

BOARD NOTES:

