



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, September 27, 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:

Anne Marie Kuhn, 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:**

- a. **Resolution 23-09 – Approval of Preliminary and Final Major Subdivision** – RMH at Country Woods, LLC (aka Country Woods at Neptune) – Block 3101, Lot 1 – Jumping Brook Road

Those Eligible: Bryan Acciani, Richard Ambrosio, John Bonney, Richard Culp, Robert Lane, Roslyn Hurt-Steverson, Dyese Davis, and Bishop Brown

- b. **Resolution 23-10 – Approval of Preliminary and Final Major Site Plan** – West Congregation of Neptune of Jehovah’s Witnesses, Inc. – Block 2601, Lot 33 – 2900 W. Bangs Ave

Those Eligible: Bryan Acciani, Richard Ambrosio, John Bonney, Richard Culp, Robert Lane, Roslyn Hurt-Steverson, Dyese Davis, and Bishop Brown

V. **COURTESY REVIEW:**

- a. **Riley Road Pump Station - Pole Barn Project** – The Township of Neptune has started design work to construct an approximately 1,620 s.f. pole barn at the existing Riley Road Sanitary Sewer Pump Station which is located at the intersection of New York Road and Riley Road. The existing pump station lot is approximately 12,500 s.f. identified as Block 5602, Lot 40 on the current Township Tax Map. The property consists of a small masonry building that houses the wet well and associated underground piping, an existing +/- 400 s.f. garage as well as an emergency generator, portable Godwin backup pump, small work trailers, the Sewer Department backhoe, and other miscellaneous sanitary sewer maintenance materials and equipment. The purpose of the Pole Barn will be to allow the Sewer Department to store equipment and materials inside so that they are more secure, safer from the weather, and less visible to the surrounding neighborhood. Presentation to be provided by Charles J. Chelotti, PE, CME of ARH Associates on behalf of the Township of Neptune.

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

- a. **PB23/08 – (Minor Subdivision) – James Lawson – Block 713, Lot 20 – 1803 Summerfield Avenue** – Applicant is proposing to subdivide the existing lot into two (2) single family residential building lots while retaining the one existing single family residence currently on Lot 20. Applicant is represented by Ronald J. Troppoli, Esq.
- b. **PB23/05 – (Minor Site Plan & Sign Variances) – Hobby Lobby, Inc. – Block 802, Lot 1 – 2200-2250 Route 66** – The Applicant is proposing to renovate an existing retail commercial space located within the Neptune Plaza Shopping Center which had previously been occupied by Marshalls/Home Goods. The renovation includes the construction of a commercial addition consisting of a 1,117.5 square foot entry vestibule to the existing building façade that will allow the transition from the street and parking lot into the store, as well as provide potential opportunity display sale items within. The Applicant is also proposing parking lot modifications, new sidewalks, accessible ramps along the building frontage, as well as new signage. Applicant is represented by Gary E. Cohen Esq.

VII. **ADJOURNMENT:**

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

PB23/08 – (Minor Subdivision) – James Lawson – Block 713, Lot 20 – 1803 Summerfield Avenue –

Applicant is proposing to subdivide the existing lot into two (2) single family residential building lots while retaining the one existing single family residence currently on Lot 20. Applicant is represented by Ronald J. Troppoli, Esq.

Enclosed: Completeness Checklist & Application for Subdivision
Copy of Deed (8/18/2023)
Map of Survey (9/26/2022)
Minor Subdivision Plan (9/26/2022)

Correspondence: Board Engineer & Planner’s Review (9/19/2023)

BOARD NOTES:

Motion offered by _____ to be moved and second by _____

Acciani ___ Ambrosio___ Bonney___ Dr. Brantley___ Boyd___ Culp___ Lane___ Davis___ Bishop Brown___

Alternates: Samuel Rock, Jr. (Alt 1) _____ Roslyn Hurt-Steverson (Alt 2) _____

PB23/05 – (Minor Site Plan & Sign Variances) – Hobby Lobby, Inc. – Block 802, Lot 1 – 2200-2250 Route 66 – The Applicant is proposing to renovate an existing retail commercial space located within the Neptune Plaza Shopping Center which had previously been occupied by Marshalls/Home Goods. The renovation includes the construction of a commercial addition consisting of a 1,117.5 square foot entry vestibule to the existing building façade that will allow the transition from the street and parking lot into the store, as well as provide potential opportunity display sale items within. The Applicant is also proposing parking lot modifications, new sidewalks, accessible ramps along the building frontage, as well as new signage. Applicant is represented by Gary E. Cohen Esq.

- Enclosed: Application for Site Plan
- Checklist for Site Plan
- Copy of Deed (8/28/2009)
- Zoning Permit Review (2/13/2023)
- Application Packet (June 2023)
- Boundary, Location & Partial Topographic Survey – 2 Sheets (5/10/2023)
- Color Rendering Front Elevation – 1 Sheet (12/19/2022)
- Cooper Lighting Specifications – 3 Sheets (11/18/2021)
- Appendix 5 – Sign Packet (8/10/2022)
- ALTA/ACSM Land Title Survey Showing Dumpster Enclosure (9/25/2005)
- Lighting Floor Plan – 2 Sheets (2/07/2023)
- Minor Site Plans – 8 sheets (7/18/2023)

- Correspondence: Board Engineer & Planner’s Review (9/19/2023)
- Monmouth County Planning Board Review (6/26/2023)
- Neptune Fire Prevention Bureau Review (8/28/2023)

BOARD NOTES:

Motion offered by _____ to be moved and second by _____

Acciani ___ Ambrosio___ Bonney___ Dr. Brantley___ Boyd___ Culp___ Lane___ Davis___ Bishop Brown___

Alternates: Samuel Rock, Jr. (Alt 1) _____ Roslyn Hurt-Steverson (Alt 2) _____