



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday June 25, 2014 at 7:00 PM
Township Meeting Room 2nd Floor**

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. Toward the end of the meeting it will be announced that no new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

The following procedure will be followed:

It is the Board's policy to adhere to the following procedure; after testimony by the applicant's attorney or his professional, questions will follow by the members of the Planning Board; at the direction of the Chair 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. We ask that questions are directed to the Chair, 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 and Flag Salute:

Richard Ambrosio
Randy Bishop
Rev. Paul Brown
Sharon Davis, Vice Chairperson
Jason Allen Jones
Robert Lane

Fred Porter
Joseph Shafto, Chairperson
Tassie York
Ray Huizenga (Alternate #1)
Mel Hood (Alternate #2)

Also Present: Mark G. Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Jennifer Beahm, Board Planner

II. Correspondence:

a. None.

III. Resolutions to be memorialized:

- a. **RESOLUTION #14-14** – Approving application #PB14/02 – SHARK RIVER HILLS BEACH & YACHT CLUB (Block 402, Lot 14) – 360 S. Riverside Drive – Applicant is proposing to substantially rebuild the accessory restaurant/bar/banquet building in the same footprint as existed prior to Superstorm Sandy with a different floor plan that complies with new Federal, State, and Local Flood Zone Regulations and Codes.

Those Members Eligible to Vote: Richard Ambrosio, Randy Bishop, Pastor Brown, Sharon Davis, Fred Porter, and Joseph Shafto.

IV. Courtesy Review:

- a. **Hamilton Fire Company** – (Block 10000, Lot 17.03 – 10 Jumping Brook Road) Presentation to be given by George Reid. The Hamilton Fire Company is proposing to replace the existing interior illuminated enclosed box sign with an LED Message Center type sign with no animation being proposed in the same location as the existing sign.

V. Applications under consideration for this evening:

- a. **PB14/05 – CHARLES & PAMELA HOLZAPFEL** (Block 408, Lots 1 & 6.01) – 334 & 338 Glenmere Avenue - Applicant is represented by Jeffrey P. Beekman, Esq. Applicant is proposing a Minor Subdivision/lot line adjustment to convey a 1,849 s.f. area (12.5 ft. x 148 ft.) from existing Lot 1 to existing Lot 6.01 thereby creating two (2) new lots.

VI. Adjournment:

- a. Next scheduled hearing will be Wednesday, July 23, 2014 at 7:00 PM.
- b. With no further business before the Board a motion to adjourn was offered by _____ to be moved and second by _____, meeting closed at _____ PM.

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Board notes:

Motion offered by _____ to be moved and second by _____

Ambrosio ___ Bishop ___ Rev. Brown ___ Davis ___ Jones ___ Lane ___ Porter ___ York ___ Shafto ___

Alternates: Huizenga (Alt. 1) ___ Mel Hood (Alt 2) ___

If any board member cannot attend, please call or email the board office at 732-988-5200 ext 278 or at karmour@neptunetownship.org.

PB14/05 – CHARLES & PAMELA HOLZAPFEL (Block 408, Lots 1 & 6.01) – 334 & 338 Glenmere Avenue - Applicant is represented by Jeffrey P. Beekman, Esq. Applicant is proposing a Minor Subdivision/lot line adjustment to convey a 1,849 s.f. area (12.5 ft. x 148 ft.) from existing Lot 1 to existing Lot 6.01 thereby creating two (2) new lots.

Enclosed: 04/08/14 Correspondence transmitting application from Jeffrey P. Beekman, Esq.
04/02/14 Completeness Checklist & Application Package for Minor Subdivision
02/11/14 Minor Subdivision Plan prepared by Michael J. Williams Land Surveying, LLC
dated November 21, 2013, last revised February 11, 2014.

Correspondence: 05/27/14 Board Planner's Review Letter
06/2014 Board Engineer's Review Letter

Board notes:

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Motion offered by _____ to be moved and second by _____
Ambrosio___ Bishop___ Rev. Brown ___ Davis___ Jones___ Lane___ Porter___ York___ Shafto___
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