

**Neptune Township ~ Planning Board  
Regular Meeting Minutes  
Wednesday August 27, 2014 – 7:00 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

**Present:** Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Sharon Davis, Robert Lane, Fred Porter, Tassie York, Joseph Shafto, Mark G. Kitrick, Esq. - Attorney to the Board, Jennifer C. Beahm, PP, AICP - Board Planner/Township Planner, Megan Stanley, Professional Planner – CME Associates, and State Shorthand Reporting.

**Absent:** Jason Allen Jones, Ray Huizenga, Mel Hood, Peter R. Avakian, PE (Board Engineer)

**OPENING:**

Meeting called to order by Chairman Joseph Shafto at 7:00 PM. Mr. Shafto advised the public of the fire exits and how the meeting will proceed.

**CORRESPONDENCE:**

The membership reviewed correspondence submitted.

**RESOLUTIONS ADOPTED & MEMORIALIZED:**

**Resolution #14-20** – Supporting the Adoption of Development Ordinances in Conjunction with Updating Elements of the Master Plan in Support of a Strategic Recovery Planning Report.

**Resolution #14-21** – Supporting Review and Public Hearing Regarding Designating Various Properties on Division Street as a Redevelopment Area Since It Advances the Purposes of Planning and Zoning and Advances the Planning Objectives of the Neptune Township Master Plan

**DISCUSSIONS:**

1. **Courtesy Review – Township of Neptune Municipal Marina Building Improvements** - Block 471, Lots 24.01, 24-31, 33 – 149 South Riverside Drive)

Presentation given by Leanne Hoffmann, PE, PP, CME and Jeff Marsden, PE, PP of H2M Architecture.

Mr. Porter submitted questions regarding funding for this new building.

Ms. Hoffmann explained that a majority of the funding is coming from the insurance monies collected from the building which existed prior to the storm as well as other funding sources.

**Based upon the information presented to the Board, Randy Bishop made a motion to for the Board Attorney to author a letter in support of the project on behalf of the Board, which was seconded by Sharon Davis**

**Those in Favor:** Richard Ambrosio, Randy Bishop, Rev. Paul Brown, Sharon Davis, Robert Lane, Tassie York, and Joseph Shafto

**Those Opposed:** Fred Porter

**Those Absent:** Jason Allen Jones, Ray Huizenga, and Mel Hood.

2. **Strategic Recovery Planning Report – August 2014**

Jennifer Beahm, PP, AICP (Board Planner/Township Planner) and Megan Stanley of CME Associates presented the Strategic Recovery Planning Report prepared by their office and explained its purpose and intent and that it is required in order for Neptune Township to be able to secure grants for improvements under the Post Sandy Planning Assistance Grant Program in the future.

3. **Division Street Redevelopment Needs Study**

Jennifer Beahm, PP, AICP presented and explained the intent and purpose of this needs study which she was directed to prepare by the Township Committee.

The members of the public agree that this specific area as described is in need of improvement and they wish that further meetings held with regard to the planning process of the area be held at a location closer to Division Street and near the neighborhood directly being affected by the redevelopment.

**ADJOURNMENT:**

Randy Bishop requested that the Board be polled for attendance at the next meeting prior to adjournment. All members present this evening will be present for the next meeting with the exception of Mr. Ambrosio who must recuse himself from participation in the Mi Place at Wayside application.

Motion to adjourn at 9:03 PM was made by Randy Bishop, moved and seconded by Sharon Davis. All in favor. The next scheduled Planning Board meeting will be a Special Meeting on Wednesday, September 17, 2014 at 7:00 PM for continuation on the matter of Wayside Associates, LLC (Mi Place at Wayside).

Minutes submitted by Kristie Armour, Administrative Officer