Neptune Township ~ Planning Board Regular Hearing Agenda Wednesday December 14, 2011 ~ 7:00 PM Township Committee Meeting Room Second Floor

The regular scheduled 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 rear and to my right. If alerted of a fire, please move in calm and orderly manner to the nearest smoke free exit."

At this time, we ask that all cell phones and other paging devises, be placed on vibrate or silent as they are distracting to others.

It is the policy of the Planning Board to end all matters no later than 11 P.M. Towards the end of the meeting, it will be announced that no new applications will begin after 10 P.M., nor will any new witnesses or testimony is taken after 10:30 P.M.

The following procedure will be followed:

After testimony from the applicant, their professionals, review by the Board's Professionals, questions from the members of the Planning Board, the public portion will be opened. Each member of the public will be sworn in, he or she will give their name and address, each individual will be given five [5] minutes ask questions or express the concerns, time is not transferable. We ask that questions are not repeated, and that all questions/statements are directed to the Board Chair. At the completion of the public portion the members of the Board will make final comments prior to offering their decision.

Roll call:

Mr. Richard Ambrosio Mr. Randy Bishop Ms. Sharon Davis Mr. Mel Hood Mr. Ray Huizenga-absent Mr. Jason Jones Mr. Joseph Krimko Mr. Fred Porter Mr. Joseph Shafto

Alternates - Mr. Robert Lane alt #1 Rev. Paul Brown alt #2 -absent

Also present: Mr. Mark Kitrick Esq Attorney to the Board

Mr. Martin Truscott, Board Planner Mr. Peter Avakian, Board Engineer

Michelle from State Short Hand Reporting

If any member of the Planning Board cannot attend, please call or e-mail the board office At 732-988-5200 ext. 278 or via e-mail at Rhavey@neptunetownship.org



1. Roll call and flag salute

2. Correspondence -

Ordinance #11-47 an Ordinance Amending and Supplementing the Land Development Ordinance of the Township of Neptune by Proving Clarification and Updates to Various Application Completeness Checklist Sections.

Note copies of the ordinance amending the checklist to be used. Approved, passed & adopted as of November 28, 2011.

3. Applications for consideration by the board are as follows:

PB11/08 Block 9000 Lot 34 & Block 9033 Lots 13-17 submitted by Daniel J. O' Hern Jr. for Sansone Jr.'s Auto Mall, located at 3401 Rt. 66. Applicant is proposing additional wall mounted signage.

PB11/09 Block 9029 Lot 9, 3443 RT 66 submitted by Mark Steinberg Esq for Savillero Properties LLC. Applicant is seeking approvals for signage, play-ground and expansion of existing parking lot.

4. With no further business before the Planning Board, motion to adjourn was offered by moved and second by meeting closed at PM.

This is the final hearing before the 2011 Planning Board, wishing you and your family the very best holiday season, and healthy new year. See you all January 25th, 2012 at out re-organization meeting.



- 1. PB#11/08 Block 9000 Lot 34 and Block 9033 Lots 13-17 3401 Route 66, submitted by Daniel
- J. O'Hern Jr. Esq for Sansone Jr.'s 66 Auto Mall LLC. Property is an existing car dealership, located in the C-3 Route 66W Commercial zone district. Applicant is seeking sign variances to address proposed changes imposed by the automobile dealership.

Enclosed: Application [with taxes verified]

List of proposed changes requested by the applicant.

Copy of Zoning Denial 6-8-11 Certificate of Ownership of Sansone Jr.'s 66 Auto Mall LLC.

Owner's affidavit of authorization & consent NJ Dept of Treasury Cert of Formation 6-12-09 NJ Dept of Treasury Filing Certification 1-9-03

Certificate of Formation LLC 1-8-03

Copies of Resolution adopted by the Planning Board #08-19 [rev 3-10-08] amends preliminary

& final major site plan & variance approval.

Resolution adopted by the Zoning Board #98-33 [7-1-98] Approval Use Variance

Resolution adopted by the Zoning Board #98-34 [7-1-98] Approval Bulk

Resolution adopted by the Zoning Board #98-35 [7-1-98] Site Plan

Copy of proposed signage location

Reports prepared by Peter Avakian PE 11-16-2011 prepared by Martin Truscott PP 11-15-11

Board notes:	
	*
Motion to accept/deny offered by moved and second by	7
Ambrosio Bishop Davis Hood Jones Krimko Porter Chair Shafto 4	∄ ⁽¹) > -
Alternates: Lane alt 1 Rev. Brown alt 2 Absent Mr. Huizenga	W A S

2. PB #11-09 Block 9029 Lot 9, 3433 RT 66 submitted by Mark Steinberg Esq for Savillero Properties LLC application is in the C-3 Commercial Zone District. Applicant is seeking variances to allow the addition of an accessory structure in the front yard [play-ground] expansion of park lot and additional signage. Proposed site will be used as a "Child Care Facility and Offices", which is permitted. Applicant has been granted approval for the fence since they have amended their request to the Zoning Officer.

Enclosed: Application with taxes verified current as of 12-6-11

Owner's affidavit of authorization & consent

Application checklist showing requests for waivers

Site plan application to the Monmouth Cty Planning Board 10-24-11

Copy of Zoning Permit Denial 10-27-11

Report prepared by L. R. Hoffmann, Dir. of Neptune Engineering & Planning Deed dated 1-26-2006 transferring property to Savillero [NY] Properties LLC.

Comments from Neptune Fire Prevention Bureau 11-21-11

Neptune Twp Police Dept Traffic Bureau 11-1-11

Neptune Dept of Public Works 11-4-11 Director of Construction/Code 11-21-11

Letter – Mon Cty Planning Board, "site does not front on an existing Cty Rd-approval from MCPB not required 11-14-11

- Report prepared by Martin Truscott PP 11-30-11
- Report prepared by Peter Avakian PE 12-6-11

Board

notes:	
Motion to accept/deny offered by moved and second by	\$ 27
Ambrosio Bishop Davis Hood Jones Krimko Porter Chair Shafto	No.
Alternates: Lane alt 1 Rev. Brown alt 2 Absent Mr. Huizenga	