



Neptune Township ~ Planning Board
Special Hearing Agenda
Wednesday November 30, 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 devices, are 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, then 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. Mel Hood
Mr. Joseph Krimko

Mr. Randy Bishop
Mr. Ray Huizenga
Mr. Fred Porter

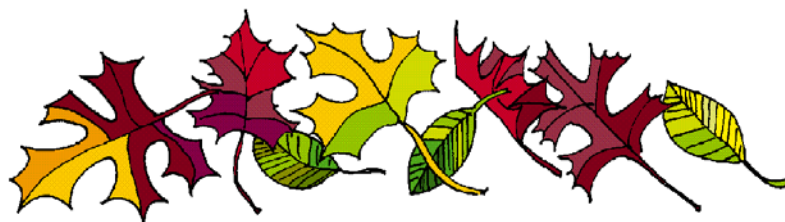
Ms. Sharon Davis
Mr. Jason Jones
Mr. Joseph Shafto

Alternates - Mr. Robert Lane alt #1

Rev. Paul Brown alt #2

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

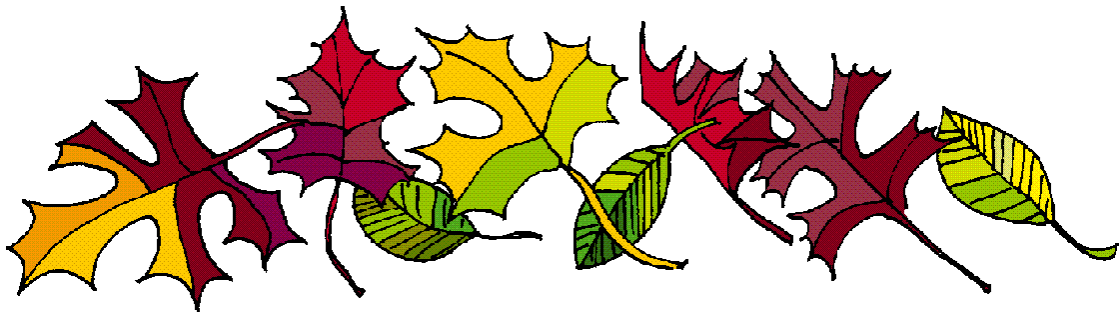


1. Roll call and flag salute

Correspondence - September 2011 Issue of "The New Jersey Planner"

2. This evening the Planning Board Members will continue their review of the proposal submitted by Mr. Mark Steinberg Esq for Wilkath LLC, 740 Wayside Road, Neptune; known as Block 1006 Lot 14.01 and 16
3. With no further business before the board motion to adjourn was offered by moved and second by meeting closed at _____ PM.
4. Next scheduled hearing will be December 14, 2011 which will be our last hearing for 2011.

If any member cannot attend please contact the board office either at 732-988-5200 ext. 278
Or via e-mail at rhavey@neptunetownship.org.



PB #11/02 Wilkath LLC 740 Wayside Road, Block 1006 Lots 14.01, 16 & 16.05 applications is represented by Mark Steinberg. Applicant is seeking approval to convert a former commercial nursery into residential townhouses.

Enclosed: Application with taxes verified
Variance requirement over view
Comments from Monmouth County Planning Board
Reports submitted – Traffic Impact Analysis - Jos. Staigar Engineering LLC.
Stormwater Management System – LandTek Design rev 4-2011
Report of Stormwater Mgt Investigation – JZN Engineering PC
Preliminary Major Site Plan Report – LandTek Design 4-29-11
Letter of Interpretation/Line Verification –Christopher Jones
[Bureau of Inland Regulation Raritan Region]
Environmental Impact Statement – AL&S Environmental Mgt Svce.
[With photos of property # 1 thru12]
Preliminary & Final Stormwater Mgt Report – LandTek Design 2-2011
Mon. Cty Planning Board
Reduced copies of proposed floor plans and elevations
Reduced copies of sub-division and site plan
Comments – Nept Police and Fire Bureau
Reports prepared by Leon S. Avakian and T & M Associates will be mailed under separate cover.

Exhibit A-1 Set of site plan submitted to the board dated 4/4/11 Prepared by LandTek Design LLC.

A-2 Architectural Plans prepared by Thomas C. Barton of Barton Partners prepared 03-15-11

Application before the board is a continuation from the June 29th and July 27th, hearing submitted by Wilkath LLC, 740 Wayside Road. Applicant is seeking approval to convert a former commercial nursery site into residential town homes.

Block 1006 Lots 14.01, & 16 Preliminary Major Site Plan – enclosed please find a letter dated July 14, 2011 from Mark Steinberg Esq., attorney for the applicant who has formally removed Block 1006 Lot 16.05 from the application. Copy enclosed.

Enclosed for review: *Revised site plan dated 7-13-2011 submitted by LandTek Design LLC. which shows the removal of lot 16.05
*Revised “Traffic Impact Analysis” prepared by SP Staigar & Peregoy LLC dated Rev.7-12-11
*Revised copies of “Boundary and Topographic Survey”

Application this evening is a continuation of the September 21, 2011 hearing; enclosed for the Board’s review:

- September 6, 2011 “Report of Stormwater Investigation: prepared by JZN Engineering PC
- Revised “site plan” sheet 3 of 11 revision date of 11-03-11
- Revised “grading and drainage plan “ sheet 3 of 11 revision date of 11-3-11
- Traffic Impact Study dated 11-2-11 prepared by Maser Consulting

Motion offered to accept/deny by _____ moved and second by _____
Ambrosio___ Bishop___ Davis___ Jones___ Krimko___ Porter___ Shafto___
Alternates – Brown ___ Lane___ absent: Hood___ Huizenga___