

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. Towards the end of the meeting it will be announced that no new applications will begin after 10:30 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 the following procedure, after testimony from the applicant and the Board's Professionals, questions and/or comments will follow from the members of the Planning Board, and then the public portion will be opened. Each individual will be sworn in; he/she will give their name and address. Each individual will be given one five [5] minute turn to speak. We ask that questions are not repeated, and that all questions be directed to the Chair. At the completion of the public portion, the members of the Planning Board will make final comment prior to offering a resolution.

Roll Call:

Mr. Richard Ambrosio ___ Ms. Sharon Davis ___ Mr. Erick Houghtaling ___
Mr. Ray Huizenga ___ Mr. Mel Hood ___ Mr. Jason Jones ___ Mr. Joseph Krimko ___
Mr. Fred Porter ___ Mr. Joseph Shafto ___ Alternates: Robert Lane ___ Rev. Paul Brown ___

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



1. Roll call and flag salute

2. Resolution to be memorialized:

PB11/14 Block 9029 Lot 9 submitted by mark Steinberg Esq for Savillero Properties LLC, approval granted for minor site plan, to construct additional signage and playground area for use with a child care facility; variances for playground accessory use in a front yard, fence height in excess than what is permitted in the front yard area. Motion offered by _____ moved and second by _____
Ambrosio ___ Bishop ___ Davis ___ Hood ___ Jones ___ Krimko ___ Porter ___ Rev. Brown ___ Shafto ___

3. At this time the Member of the Planning Board will take action regarding the adoption of the “Master Plan”
Motion to adopt offered by _____ moved and second by _____
Ambrosio ___ Bishop ___ Davis ___ Hood ___ Huizenga ___ Jones ___ Krimko ___ Porter ___ Shafto ___
Alternates: Lane ___ Rev. Brown ___

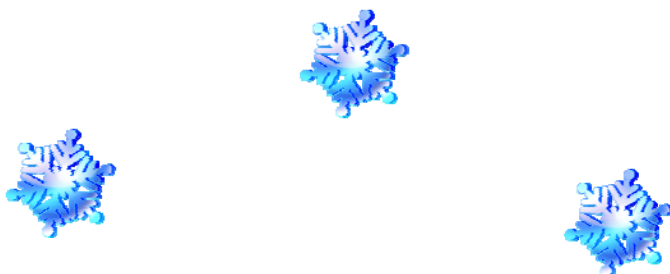
4. The Board will entertain a “cursory review” submitted by Mr. David Shotwell Jr. Esq on behalf of the Hamilton First Aid; Property is located at 3600 Route 33, known as Block 1304 Lot 7.01. Applicant wishes to replace the existing free-standing reader board sign with an LED illuminated sign, new sign will be situated at the same location as the existing sign; application states there will be NO animation.
Enclosed for review: Application
 Zoning permit denial
 Copy of survey
 Photo of existing and proposed sign
Motion to adopt offered by _____ moved and second by _____
Ambrosio ___ Bishop ___ Davis ___ Hood ___ Huizenga ___ Jones ___ Krimko ___ Porter ___ Shafto ___
Alternates: Lane ___ Rev. Brown ___

5. New application for consideration:
PB11/10 – Block 1500.03 Lot 23.06 submitted by Mark Atkins Esq on behalf of the Hampton Inn % the Onix Group, applicant is seeking an amendment to the final major site plan that was adopted May of 2009, for Jumping Brook Corporate Park, application is to modify the location and layout of the proposed restaurant.

6. A reminder to the membership, the Planning Board will return for a special hearing on February 8, 2012 regarding the continuation of the Wilkath aka Bahr’s Nursery application.

7. With no further business before the board a motion to adjourn was offered by _____ moved and second by _____ meeting adjourned at _____ PM.

A quick reminder, if any member cannot attend the next scheduled hearing please contact the board office at 732-988-5200 ext.278 or via e-mail at Rhavey@neptunetownship.org.



PB11/10 Block 1500.03 Lot 23.06 – submitted by Mark Aikins Esq regarding the Hampton Inn % the Onix Group. Application has been submitted to amended the approval granted May of 2009 for Jumping Brook Corporate Park, to allow the construction on lot 23.03 of a six story, 109 room hotel that includes a 7,000 sqft restaurant with seating capacity for 270. The current application is seeking to modify the location and layout of the proposed restaurant to parallel the frontage of Rouge 66 and adjust the parking area. There are no changes proposed to the site improvements of the hotel portion of the tract.

- Enclosed:
- Application with taxes verified
 - Copy of tree removal permit dated 2-5-09
 - Letter of Interpretation/Line Verification Re-issuance
 - Stormwater Mgt Report & Drainage Calculations 10-2-11 prepared by DW Smith
 - Environmental Impact Statement prepared by DW Smith 12-10-08
 - Monmouth County Planning Board – exempt from approval 10-8-08
 - letter regarding drainage 11-17-08
 - no county planning bd required 10-3-08 & 1-13-12
 - Freehold Soil Conservation letter of certification 7-29-09
 - NJDEP Authorization to discharge stormwater 2-3-09
 - [with section certified by Free Soil #2008-599 date 2-3-09
- Comments submitted by -
- Nept Environmental/Shade Tree Commission 12-19-11
 - Nept Department of Public Works 11-28-11
 - Nept Police Department Traffic Bureau 11-21-11
 - Nept Sewage Department 12-20-11
- Report Prepared by T & M Associates 12-20-11
Reduced copies of Amended Site Plan 9-26-11 prepared by DW Smith

Board notes:

Motion to accept/deny offered by _____ m _____ oved and second by
Ambrosio __ Davis __ Houghtaling __ Huizenga __ Hood __ Jones __ Krimko __ Porter __ Shafto __
Alternates: Lane __ Rev. Brown __

