

**Neptune Township Planning Board Meeting Agenda**  
**Wednesday, June 17, 2009 @ 7:00 p.m.**  
**in the Neptune Township Senior Center**

The regularly 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 side and rear of this room. If alerted of 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 10:30 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 limit each applicant's presentation to 75 minutes, including the public portion. After testimony from the applicant and the Board's Professionals, questions and / or comments will follow from the Planning Board members, 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 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 comments prior to offering a resolution.

**Roll Call:**

Mr. Lonnie Addison	_____	Mr. Richard Ambrosio	_____	Mrs. Almerth Battle	_____
Mr. Randy Bishop	_____	Ms. Sharon Davis	_____	Mr. Mel Hood	_____
Mr. Joseph Krimko	_____	Mr. James Mowczan	_____	Mr. Joseph Shafto	_____
Mr. Todd Puryear, Alt#1	_____	Mr. Charles Layton, Alt#2	_____		

**Board Professionals:** Mr. Mark Kitrick, Board Attorney  
Mr. Peter Avakian, Board Engineer  
Mr. Martin Truscott, T&M Assoc., Board Planner

***If any board member cannot attend, please call or email the board office at 732-988-5200, ext 224 or [nabbott@neptunetownship.org](mailto:nabbott@neptunetownship.org). Thank you.***

**MEETING AGENDA**

**1. Roll Call and Flag Salute**

**2. Accept and Approve Minutes of May 20<sup>th</sup> Meeting**

**3. Discussions:**

⇒ Review Twp. Ordinance No. 09-26

Propose to amend the Hi-Tech Park Redevelopment Area to allow for R-5 Multi-family residential housing with no age restriction. Further will rename the area as "High Pointe"

⇒ Any other matters the Board may wish to discuss

**4. Applications to be Heard:**

➤ **Lowe's Home Centers, Inc., 3501 Route 66 at Green Grove Road ~ Block 10017, Lots 6, 7 & 8 – Preliminary and Final Major Site Plan and Minor Subdivision**

Applicant proposes to construct a 125,291-square foot Lowe's Home Center with a 29,836-square foot garden center, a 4,500-square foot bank facility with 5 teller lanes, a 25,000-square foot retail building, and proposes to retain an existing 66,138-square foot office building. Additionally, applicant proposes to subdivide the parcel into two (2) lots, with Lowe's and associated improvements on Lot A and the remaining uses on Lot B.

Applicant proposes to demolish an existing 26,004-square foot masonry building, an existing 16,503-square foot utility building, a large HVAC/ utilities enclosure, an existing lattice tower with masonry shed, and various masonry sheds, buildings, and existing parking areas throughout the site. The existing site was a business complex.

➤ **Neptune Twp Board of Education**

A property adjacent to a school site has become available and the BOE would like an informal review to discuss the feasibility of its purchase.

**Motion to adjourn** offer by: \_\_\_\_\_ second by: \_\_\_\_\_

Meeting adjourned at \_\_\_\_\_ p.m.

**Next regularly scheduled meeting will be held Wednesday, July 15, 2009  
at the Neptune Township Senior Center**