

Neptune Township Planning Board Meeting Agenda
Wednesday, July 15, 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 _____
Comm. 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. Thank you.

MEETING AGENDA

1. Roll Call and Flag Salute

***ANNOUNCEMENT by the Chair: Due to extensive plan revisions, Lowe's will not be heard tonight. They are being carried to the August 19th Planning Bd. Mtg. They will be re-noticing.**

2. Accept and Approve Minutes of June 17th Meeting

3. Discussions:

⇒ **Master Plan Reexamination Report**

Birdsall Services Group together with Leanne Hoffmann, Director of Engineering & Planning, will present the Master Plan Reexamination Report to the Planning Board.

⇒ **Stormwater Management Plan**

Leanne Hoffmann, Director of Engineering & Planning, and Peter Avakian, Planning Board Engineer, will present a Municipal Stormwater Management Plan to be adopted as an element of the Township's Master Plan.

⇒ **MediaFLO, USA seeks Administrative Approval**

Applicant was granted Planning Board approval on May 20, 2009 for improvements to an existing telecommunications facility located in the Hi-Tech Redevelopment area. An existing non-conformity (Minimum Improvable Area) was not addressed at the hearing, nor in the resolution.

⇒ 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**

Due to extensive revisions, Lowe's will not be ready for the July 15th meeting and has asked to be carried to the August 19, 2009 Planning Board meeting.

Motion to adjourn offer by: _____ second by: _____

Meeting adjourned at _____ p.m.

**Next regularly scheduled meeting will be held Wednesday, August 19, 2009
at the Neptune Township Senior Center**

