

**Neptune Township Planning Board Meeting Agenda
Wednesday, August 19, 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 September 23rd Planning Bd. Mtg.**

2. Accept and Approve Minutes of July 15th Meeting

3. Resolution to be Memorialized:

⇒ **Reso No. PB 09/18 ~ Master Plan Reexamination Report**

The Planning Board has approved the Master Plan Reexamination Report as prepared by Birdsall Services Group together with the Planning Board Master Plan Steering Committee.

4. Discussions:

⇒ **Stormwater Management Plan** *(carried from 07/15/09)*

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.

⇒ **PUD Menu Board Ordinance**

Mark Kitrick and Marty Truscott will lead a discussion to review and recommend revisions to PUD Menu Board Ordinance

⇒ Any other matters the Board may wish to discuss

5. Applications to be Heard:

➤ **MetroPCS New York, LLC, 2813 Summit Drive (Hi-Tech Pk area) ~ Block 372, Lots 3151-3166 & 3175- 3179 – Major Site Plan w/ Conditional Use**

Applicant proposes to co-locate six (6) panel antennas on an existing communications tower. Radio and battery equipment will be stored inside the existing building located at the base of the tower. The existing site is unmanned.

➤ **645 Neptune Holdings, LLC, 645 Neptune Boulevard ~ Block 1008, Lot 14.03 – Minor Subdivision**

Applicant is seeking approval to subdivide property into two lots. The existing commercial building will remain.

Motion to adjourn offer by: _____ second by: _____

Meeting adjourned at _____ p.m.

**Next regularly scheduled meeting will be held Wednesday, September 23, 2009
at the Neptune Township Senior Center**