

**Neptune Township Planning Board Meeting Agenda  
Wednesday, December 09, 2009 @ 7:00 p.m.  
in the Summerfield School Gymnasium**

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](mailto:nabbott@neptunetownship.org). Thank you.***

**MEETING AGENDA**

**1. Roll Call and Flag Salute**

**2. Accept and Approve Minutes of October 21<sup>st</sup> Meeting**

**3. Resolution to be Memorialized:**

➤ **Reso No. 09/24 ~ Neptune Office Flex (fka CJS Investments) ~ 238 Neptune Boulevard at Rutherford Ave ~ Block 263, Lots 41 – 45, 73, 74 – Amendment to the Conditions of Approval, prior Reso No. 04-16**

Applicant was granted approval of an amendment to the conditions of approval, specifically the hours of operation. Tenant will require use of the building until 9:00 PM Monday through Thursday.

**4. Public Hearing:**

⇒ **Demolition Within A Historic District**

The Neptune Township Committee has referred proposed Ordinance No. 09-42 to the Planning Board for review to determine consistency with the Master Plan. This is an ordinance “Amending & Supplementing the Land Development Ordinance ... by Amending Section 907 Entitled “Demolition Within A Historic District”. There will be a discussion and possible adoption.

**5. Applications to be Heard:**

❖ **WILKATH, LLC (Bahr’s Nursery) – 740 Wayside Road – Block 1006, Lots 14.01 & 16 – Preliminary Major Site Plan**

Applicant is proposing a 122-unit multi-family development.

❖ **Poppy Do, LLC – 601 Highway 35 – Block 247, Lot 1 – Use Variance with Minor Site Plan**

Applicant seeks a Use Variance with Minor Site Plan approval to convert a residential home into a Legal/Accounting Office in the C-4 Zone.

**6. Discussions:**

❖ **Update on Master Plan Revisions ~** There will be a brief discussion on the scheduling of meetings, etc.

⇒ Any matters the Board may wish to discuss

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

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

**Planning Board Reorganization Meeting will be held Tuesday, January 05, 2010  
at the Neptune Township Senior Center**