

THE CHAIR RESERVES THE RIGHT TO REVISE  
THE AGENDA AS NEEDED.

**BARNEGAT TOWNSHIP  
PLANNING BOARD  
900 West Bay Avenue  
Barnegat, NJ 08005-1298  
(609) 698-0080 Ext. 152 & 155  
AGENDA  
July 28, 2009  
7:30 p.m.**

1. CAUCUS - 7:30 p.m.
2. CALL REGULAR MEETING TO ORDER IMMEDIATELY FOLLOWING CAUCUS
3. FLAG SALUTE
4. CERTIFICATION OF COMPLIANCE - NJ Open Public Meetings Act: The time, date and location of this meeting were published in *The Asbury Park Press* on February 13, 2009, and posted on the bulletin board in the office of the Township of Barnegat on February 18, 2009. Advance written Notice has been filed with the Township Clerk for purpose of public inspection and, a copy of this Agenda has been mailed, faxed or delivered to at least two of the following newspapers: *The Beacon*, *The Observer*, *The Atlantic City Press* and *The Asbury Park Press* at least 48 hours in advance. This meeting meets all the criteria of the Open Public Meetings Act.
5. NOTICE OF CURFEW: Meetings shall adjourn at 11:00 p.m., with **no further testimony** being taken unless otherwise ordered in the discretion of the Board.
6. Fire Exits: Please note locations to the rear and front of the building.  
***PLEASE TURN ALL CELL PHONES TO OFF, VIBRATE OR SILENT MODE DURING THE PROCEEDINGS***
7. ROLL CALL OF MEMBERS AND CONSULTANTS:

H. Kenneth Matthews, Chairman	Louis Fischer
Jack Leonardo, Vice Chairman	Ralph Dawes
Frank A. Pecci, Mayor's designee	Danielle Novak (Alt I)
Dorothy Ryan, Committeewoman	Jan C. Wicks (Alt II)
Deborah Spettel	John J. Hess, P.E., P.P., C.M.E.
Andrew Muniak	Michael J. McKenna, Esquire
Jerry Don Harper	Scott D. Taylor, C.L.A., P.P
	Cynthia Rahn, Secretary
8. BUSINESS OF THE BOARD:
9. MASTER PLAN / LAND USE ORDINANCES:
  - A. MASTER PLAN SUBCOMMITTEE REPORT
10. APPROVAL OF MINUTES: NONE

11. CORRESPONDENCE: Copies of correspondence marked (\*) have been made available to all Board members. Copies of correspondence marked (\*\*) are large files available for review at the Planning/Zoning Board office. All other correspondence is available from the Board Secretary.

Newsletters:  
NONE

Ocean County Soil Conservation District: Soil Erosion & Sediment Control Cert:  
06/24/09 Block 108, Lot 14.02; Kozak; one lot

Pinelands Commission

- 06/15/09 Letter to Heritage Point HOA re application fee for improvement/establishment of walking path  
06/22/09 Report on amended application for public development; Block 92.87, Lot 3; Block 92, Lot 18.01;  
West Bay Avenue; Frank Scaratino, Ocean County Engineering Department  
06/24/09 No call up letter, Block 81, Lot 8.01 & p/o Lot 14; Schoenberger  
06/30/09 Notice of public hearing; Block 46, Lot 14; Block 50, Lots 2 & 3  
07/01/09 Letter re Ordinance 2009-10 not subject to Commission review  
07/13/09 Resolution PC4-09-38 approving public development (widening of West Bay Avenue)

NJDEP

- 07/09/09 Notice of Combined flood hazard area individual permit & Freshwater wetland general permit nos. 17 & 20; Lochiel Creek Park Improvements Project

Ocean County Planning Board

- 06/17/09 Regular meeting minutes

Other  
NONE

12. RESOLUTIONS:

- A. **RESOLUTION No. P-2009-21**  
**DOCKET No. PB 01-12**  
**BAYSIDE CHAPEL**  
**BLOCK LOT**  
**WEST BAY AVENUE**  
**FIELD CHANGE REQUEST**
- B. **RESOLUTION No. P-2009-22**  
**DOCKET No. PB 06-21**  
**THE COMMONS @ HAMPTON RIDGE**  
**BLOCK 114, LOT 7, 8.01 & 9.01**  
**GUNNING RIVER ROAD**  
**FIELD CHANGE REQUEST**
- C. **RESOLUTION No. P-2009-23**  
**DOCKET No. PB 09-11**  
**COMPASS REAL ESTATE, LLC**  
**BLOCK 169, LOT 13 &**  
**BLOCK 170, LOT 3**  
**SOUTH MAIN STREET & MEMORIAL DRIVE**  
**MINOR SUBDIVISION**

13.    INFORMALS:            NONE

14.    OLD BUSINESS:

**A.    DOCKET No. PB 07-07  
      ROBERT DARCY  
      BLOCK 262, LOT 3  
      LOWER SHORE ROAD & MILLS LANE  
      PRELIMINARY & FINAL MAJOR SUBDIVISION  
      AND CONDITIONAL USE  
*(CARRIED TO AUGUST 25, 2009 MEETING AT APPLICANT'S REQUEST)***

**DECISION DUE:  
AUGUST 31, 2009  
R-20 & PW ZONES**

**B.    DOCKET No. PB 03-19  
      PARAMOUNT HOMES  
      BLOCK 90, LOT 13.01  
      BLOCK 90.22, LOT 2  
      BLOCK 92, LOT 37  
      PARAMOUNT ESCAPES OCEAN BREEZE  
      REQUEST FOR TEN YEAR EXTENSION OF  
      APPROVALS FOR SECTIONS 2-5**

**RL/AC ZONE**

**C.    DOCKET No. PB 09-11  
      COMPASS REAL ESTATE, LLC  
      BLOCK 169, LOT 13 &  
      BLOCK 170, LOT 3  
      SOUTH MAIN STREET & MEMORIAL DRIVE  
      FIELD CHANGE REQUEST**

**CV ZONE**

15.    NEW BUSINESS:

**A.    DOCKET No. PB 08-09  
      WALTERS DEVELOPMENT CO., LLC  
      BLOCK 144.01, LOTS 5.01  
      ROSE HILL ROAD  
      PRELIMINARY & FINAL MAJOR SUBDIVISION  
*(WITHDRAWN WITHOUT PREJUDICE AT APPLICANT'S REQUEST)***

**DECISION DUE:  
AUGUST 5, 2009  
ML-1 ZONE**

**B.    DOCKET No. PB 09-19  
      WALTERS DEVELOPMENT COMPANY, LLC  
      BLOCK 92.16, LOTS 3-7, 46, 47 & 49  
      BREAKERS DRIVE, PILOT COURT  
      & FAWCETT BOULEVARD  
      PRELIMINARY & FINAL MAJOR SUBDIVISION**

**DECISION DUE:  
AUGUST 15, 2009  
RH ZONE**

**C.    DOCKET No. PB 09-21  
      WALTERS DEVELOPMENT COMPANY, LLC  
      BLOCK 92.18, LOTS 7-11, 14-19 & 26  
      HALF-HITCH ROAD & COX ROAD  
      PRELIMINARY & FINAL MAJOR SUBDIVISION**

**DECISION DUE:  
AUGUST 21, 2009  
RH ZONE**

**D. DOCKET No. PB 09-16  
PRIMAX PROPERTIES, LLC  
(ADVANCE AUTO PARTS)  
BLOCK 164, LOTS 4.01 & 8  
860-862 WEST BAY AVENUE  
PRELIMINARY & FINAL MAJOR SITE PLAN**

**DECISION DUE:  
SEPTEMBER 1, 2009  
CN ZONE**

*(CARRIED AT APPLICANT'S REQUEST TO 8/25/09)*

16. APPROVAL OF VOUCHERS:           **RESOLUTION No. P-2009-24**
17. OPEN MEETING FOR GENERAL PUBLIC FORUM
18. LITIGATION / EXECUTIVE SESSION
19. ADJOURN

**REGULAR MEETING DATE:           AUGUST 25, 2009                   7:30 PM**

***\*\*MAXIMUM TIME PERIOD ALLOWED TO PRESENT TESTIMONY, WITNESSES AND OTHER PROOFS IS LIMITED TO ONE (1) HOUR AND MAY BE EXTENDED ONLY IN THE DISCRETION OF THE BOARD.***