



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Reorganization Meeting Agenda
Wednesday, January 25, 2023 at 7:00 PM
Township Meeting Room, 2nd Floor
25 Neptune Boulevard**

The reorganization 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 a 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.

I. FLAG SALUTE

II. ROLL CALL:

Bryan Acciani
Richard Ambrosio
John Bonney
Lisa Boyd

Dr. Michael Brantley, Committeeman
Bishop Paul Brown
Robert Lane, Jr., Committeeman

Richard Culp
Dyese Davis
Samuel Rock, Jr. (Alt. 1)
Roslyn Hurt-Steverson (Alt. 2)

Also Present:

Mark G. Kitrick, Esq.
Peter R. Avakian, PE, PP, CME
Jennifer C. Beahm, PP, AICP
Kristie Dickert – Board Secretary

III. NEW AND RE-APPOINTED BOARD MEMBERS TO BE SWORN IN:

- a. Robert Lane, Jr. – Class I Member expiring December 31, 2023
- b. John Bonney – Class II Member expiring December 31, 2023
- c. Dr. Michael Brantley – Class III Member expiring December 31, 2023
- d. Dyese Davis – Class IV Member for a 4-year term expiring December 31, 2026
- e. Richard Culp - Class IV Member for a 4-year term expiring December 31, 2026
- f. Samuel Rock, Jr. – Alternate #1 Member for a 2-year term expiring December 31, 2024

IV. Reorganization

- **The Board will now nominate and elect the following officers:**
 - a. Election of Chairperson –
 - b. Election of Vice Chairperson –
- **The Board will now take action on the following:**
 - a. Appointment of Board Professionals for 2023. Based upon the review and recommendations of the Board RFQ Subcommittee who reviewed bid proposals submitted to the Municipal Clerk on December 13, 2022.
 - i. Board Attorney for 2023 –
 - ii. Board Engineer for 2023 –
 - iii. Board Planner for 2023-
 - b. Confirm the designation of newspapers for legal and public notices for 2023 - Asbury Park Press and The Coaster
 - c. Confirm the 2023 calendar for regular and special hearing dates, the commencement time of all meetings, and meeting location. (See attached)

V. Resolutions to be memorialized: None.

VI. Adjournment:

- a. With no further reorganization requirements before the Board, a motion to adjourn the Reorganization Meeting and to open the Regular Meeting was offered by _____ to be moved and second by _____, Re-Organization Meeting closed at _____ PM.

2023 Planning Board Regular and Special Meetings

The regular meetings of the Neptune Township Planning Board for calendar year 2023, will be held the fourth Wednesday of each month, unless otherwise noted, and begin at 7:00 PM. Meetings will be held in person in the 2nd Floor Meeting Room within the Municipal Building located at 25 Neptune Boulevard, meetings will be held on the following dates:

Regular Meeting dates: (fourth Wednesday of each month * Indicates alternate meeting date)

January 25th – Reorganization/Regular Meeting
February 22nd
March 22nd
April 26th
May 24th
June 14th *
July 26th

August 23rd
September 27th
October 25th
November 8th *
December 13th *
January 24, 2024 – Reorganization/Regular Mtg

Additional Meeting dates if required due to volume of applications, the following dates have been listed:

February 8th
March 8th
April 12th
May 10th
June 28th

July 12th
August 9th
September 13th
October 11th
December 27th



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25 Neptune Boulevard

IMMEDIATELY FOLLOWING REORGANIZATION MEETING

The regular meeting of the Neptune Township Planning Board which has been duly constituted and advertised according to law is now called to order:

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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. No new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

After testimony by the applicant's attorney or his professional, questions will follow by the members of the Planning Board; at my direction, the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will have one [1] five [5] minute session to speak. I ask that questions are directed to me, and not repeated. Time is not transferable. At the completion of the public portion, members of the Planning Board will make final comments prior to offering a resolution to either adopt or deny the proposal before them. There will be no further questions or comments from the public at this time.

VII. ROLL CALL:

- Bryan Acciani, Richard Ambrosio, John Bonney, Lisa Boyd, Dr. Michael Brantley, Committeeman, Bishop Paul Brown, Robert Lane, Jr., Committeeman, Richard Culp, Dyese Davis, Samuel Rock, Jr. (Alt. 1), Roslyn Hurt-Steverson (Alt. 2)

Also Present: Mark G. Kitrick, Esq. - Board Attorney, Peter R. Avakian, PE, PP, CME - Board Engineer, Jennifer C. Beahm, PP, AICP - Board Planner, Kristie Dickert - Board Secretary

VIII. CORRESPONDENCE: None.

IX. RESOLUTIONS TO BE MEMORIALIZED:

- a. Resolution 23-01 - Approval of Preliminary and Final Major Site Plan - Sansone Jr's Route 66 Auto Mall - Block 3705, Lots 15 & 16 - 3401 & 3415 Route 66

Those Eligible: Richard Ambrosio, John Bonney, Lisa Boyd, Mayor Keith Cafferty, Richard Culp, Bryan Acciani, Dyese Davis, Roslyn Hurt-Steverson, and Bishop Brown

X. **REQUEST FOR EXTENSION OF TIME ON SITE PLAN APPROVAL:**

- a. **PB19/05 – Request for One (1) Year Extension of Site Plan Approval** – OG North End Development, LLC – Block 101, Lots 3 & 4 and Parts of Lots 2 & 5 and End of Beach Avenue – Applicant is requesting an additional 1-year extension of time in accordance with MLUL and the Township’s Land Development Ordinance for Site Plan approval which had been granted by this Board on February 26, 2020. Then, by Resolution adopted on March 23, 2022 this Board extended the Site Plan approval through February 26, 2023. It has been indicated that despite proceeding diligently, the Applicant has not yet obtained all necessary outside agency approvals, particularly a Certificate of Appropriateness (COA) from the Historic Preservation Commission (HPC). There is a pending appeal of the HPC denial of COA with the Zoning Board of Adjustment and the Applicant is currently engaged in litigation relative to the project. This current request for extension has been submitted by OG North End Development, LLC through their attorney, Jennifer S. Krimko, Esq.

XI. **APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING: None.**

XII. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, FEBRUARY 22, 2023** at **7:00 PM** which will take place here in the Municipal Complex, 2nd floor meeting room.
- b. With no further business before the Board, a motion to adjourn is offered by _____ moved and seconded by _____, meeting closes at _____ PM.

