

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, October 28, 2026
Township Meeting Room, 2nd Floor
25 Neptune Boulevard**

The regular 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.

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.

I. ROLL CALL:

Bryan Acciani
Patrick Gilliam
Richard Culp
Lisa Boyd

Stephanie Oppegaard
Roslyn Hurt-Steverson
Robert Lane, Jr.
Bishop Paul Brown

Dyese Davis
Richard Ambrosio (Alt. 1)
Ann Savage (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
Heather Kepler – Citizen Board Administrator

II. RESOLUTIONS TO BE MEMORIALIZED: None

III. **CONSISTENCY DETERMINATION:**

a. **Amendment of the West Lake Avenue Redevelopment Plan for Block 611, Lots 1, 38, 39, 40 and 41 and block 610, lot 14, located on West Lake Avenue**

Motion offered by _____ to be moved and second by _____

Acciani ___ Hurt-Steverson___ Gilliam___ Boyd___ Culp___

Oppegaard___ Lane___ Davis___ Bishop Brown___

Alternates: Ambrosio___ Savage___

IV. **APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING:**

a. **PB26/06 – 30 Central Ave. – Block 144 Lot 21 - Callimahos**

Applicant is seeking a Minor Subdivision without variances.

Motion offered by _____ to be moved and second by _____

Acciani ___ Hurt-Steverson___ Gilliam___ Boyd___ Culp___

Oppegaard___ Lane___ Davis___ Bishop Brown___

Alternates: Ambrosio___ Savage___

V. **ADJOURNMENT:**

a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, November 11, 2026** at **7:00 PM** which will take place at the Municipal Complex, 2nd floor meeting room.

With no further business before the Board, a motion to adjourn is

offered by _____ moved and seconded by _____, meeting closes at _____ PM.