Neptune Township - NJ
Where Community, Business & Tourism Prosper

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 **P**	Stephanie Oppegaard **Abs.**	Dyese Davis **Abs.**
Patrick Gilliam **P**	Roslyn Hurt-Steverson **P**	Richard Ambrosio (Alt. 1) **Abs.**
Richard Culp **P**	Robert Lane, Jr. **P**	Ann Savage (Alt. 2) **P**
Lisa Boyd **Abs.**	Bishop Paul Brown **P**	

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 to Approve offered by _Roslyn Hurt-Steverson to be moved and second by _Patrick Gilliam

Acciani _Yes_ Hurt-Steverson_Yes_ Gilliam_Yes_ Boyd_Abs._ Culp_Yes_

Oppegaard__ Lane_Yes__ Davis_Abs.__ Bishop Brown_Yes_
Alternates: Ambrosio_Abs._ Savage_Yes_

Motion Carries

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 to Approve offered by _Robert Lane to be moved and second by _Roslyn Hurt-Steverson

Acciani _Yes _ Hurt-Steverson_Yes _ Gilliam_Yes _ Boyd_Abs _ Culp_Yes _

Oppegaard _Abs _ Lane_Yes __ Davis_Abs __ Bishop Brown_Yes _

Alternates: Ambrosio_Abs _ Savage_Yes _

Motion Carries

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 _Roslyn Hurt-Steverson_____ All in Favor