



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, May 27, 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)
Vacant (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. ADMINISTRATIVE REVIEW:

a. ORDINANCE 26-19 AN ORDINANCE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, AMENDING THE LAND DEVELOPMENT ORDINANCE, ADDING A NEW SECTION ENTITLED "BUILDINGS OR STRUCTURES PER LOT – PRIMARY AND ACCESSORY DWELLING UNITS."

Motion offered by _____ to be moved and second by _____

Acciani ___ Hurt-Steverson___ Gilliam___ Boyd___ Culp___ Oppegaard ___ Lane___ Davis___ Bishop Brown___

Alternates: Ambrosio___ Vacant___

III. RESOLUTIONS TO BE MEMORIALIZED:

- a. **PB25/16 – 1900 Corlies Ave. – Block 1203 Lot 3 – Omni Centre** – Applicant is seeking approval of a minor site plan and bulk variances and for the consolidation of two contiguous lots located in the C-6 zone and is fully developed with a medical office building and associated parking and site improvements.

Motion offered by _____ to be moved and second by _____

Acciani ___ Hurt-Steverson ___ Gilliam ___ Boyd ___ Culp ___ Oppegaard ___ Lane ___ Davis ___ Bishop Brown ___

Alternates: Ambrosio ___ Vacant ___

- b. **PB26/03 – 511Helen Terrace – Block 5006 Lot 11 – Myers, Ira O. & Ada** – Applicant is seeking Minor Subdivision Approval to create two (2) new, conforming lots (3 lots in total), Applicants are also request Bulk Variances.

Motion offered by _____ to be moved and second by _____

Acciani ___ Hurt-Steverson ___ Gilliam ___ Boyd ___ Culp ___ Oppegaard ___ Lane ___ Davis ___ Bishop Brown ___

Alternates: Ambrosio ___ Vacant ___

IV. APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING:

- a. **PB26/04 – 14 Sea View Ave. – Block 106 Lot 3 – Seaview Sanctuary, LLC – Jennifer S. Krimko, Esq.** Applicant is seeking conditional use approval to change the existing 15-unit boarding house use to a proposed bed-and-breakfast guesthouse use with 14 guest units and a dwelling unit for the owner/operator. No site changes are proposed in connection with this change of use. Bed-and-breakfast guesthouses are conditionally permitted uses in the HD-O Zone and Applicant meets all of the conditional use requirements.

V. ADJOURNMENT:

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, June 24, 2026** at **7:00 PM** which will take place at 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.

