



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, June 24, 2026
Township Meeting Room, 2nd Floor
25 Neptune Boulevard
To Be Held Remotely Via Zoom**

This Meeting of the Neptune Township Zoning Board of Adjustment, which has been duly constituted and advertised according to law, is now called to order.

This meeting is being conducted remotely through the Zoom platform. There are no members of the public physically present at the Municipal Building. Members of the public have been provided access to participate electronically through Zoom as set forth in the public notice of this meeting.

At this time, I ask everyone to please silence all cell phones and other electronic devices. If you are participating remotely and there is background noise at your location, please mute your microphone until you are called upon to speak.

The Open Public Meetings Act Statement:

In accordance with the Open Public Meetings Act, adequate notice of this meeting was provided by annual notice to the Asbury Park Press and by posting notice on the bulletin board in the Municipal Building and on the Township website.

Public Participation:

Members of the public wishing to speak during any public portion of the meeting must participate using both audio and video and must identify themselves for the record before speaking.

When recognized by the Chair, speakers shall state their name and address for the record. Public comments will be limited to five (5) minutes per speaker unless otherwise directed by the Chair. Unused speaking time may not be transferred to another individual.

All testimony will be taken under oath when required by law. Persons providing testimony shall keep their camera activated while speaking and shall not participate while operating a motor vehicle or engaging in other activities that would interfere with the proceedings.

The Board reserves the right to mute participants whose devices create excessive background noise or otherwise disrupt the orderly conduct of the meeting.

I. ROLL CALL:

Bryan Acciani
Patrick Gilliam
Richard Culp
Lisa Boyd

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

Dyese Davis
Vacant (Alt. 1)
Richard Ambrosio (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. CONSISTENCY DETERMINATION:

a. Review of Ordinance(s) introduced by the Township Committee

- 1. 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___

- 2. ORDINANCE NO. 26-22 - AN ORDINANCE ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 3903, LOT 12.01, 13.01 AND 13.02 (FORMERLY LOT 12) LOCATED ALONG ROUTE 66 AND GREEN GROVE ROAD IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW JERSEY**

Motion offered by _____ to be moved and second by _____

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

Alternates: Ambrosio___ Vacant___

- 3. ORDINANCE 26-26 - ORDINANCE TO PROHIBIT DATA CENTERS AND DEPARTMENT OF HOMELAND SECURITY DETENTION CENTERS**

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. 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.

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: None**

V. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, July 22, 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.