

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, July 22, 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. RESOLUTIONS TO BE MEMORIALIZED: None

III. APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING:

- a. PB25/06 – 101 Memorial Drive – Block 302 Lot 27 – 2G Mazza –Robert McGowan, Esq.**
Applicant is seeking Preliminary and Final Major Site Plan approval for the development of a four-story residential apartment building (3 floors over parking) within the AH-5 Affordable Housing Zone 5 to consist of 60 market-rate and 15 affordable units.

Motion offered by _____ to be moved and second by _____

Acciani __ Hurt-Steverson__ Gilliam__ Boyd__ Culp__

Oppegaard __ Lane__ Davis__ Bishop Brown__

Alternates: Ambrosio__ Vacant__

IV. **ADJOURNMENT:**

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