



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, August 26, 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. NEW BOARD MEMBER TO BE SWORN IN:

- a. Ann Savage – Alternate #1 Member for a 2-year term expiring December 31, 2026

III. RESOLUTIONS TO BE MEMORIALIZED:

- 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. APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING: None

V. CLOSED SESSION: Pending or anticipated litigation

VI. ADJOURNMENT:

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, SEPTEMBER 23, 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.