

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday, April 23, 2025  
Township Senior Center  
1607 Corlies Ave.**

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  
Bishop Paul Brown  
Robert Lane, Jr., Mayor

Dyese Davis  
Richard Schlossbach (Alt. 1)  
Roslyn Hurt-Steverson (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. CORRESPONDENCE: NONE**

**III. RESOLUTIONS TO BE MEMORIALIZED:**

- a. **PB25/02 – 1 Chelsea Ct.** – Block 1507, Lot 2 – 1 Chelsea Ct. – The Applicant is seeking a Minor Subdivision and variance for side yard setback on the proposed new lot. The Applicant is represented by Ronald Troppoli, Esq.
- b. **PB24/10 –Bojangles–** Block 701, Lots 1 – 720-730 Hwy 35 – The Applicant is seeking to amend the previously approved preliminary and final site plan. Applicant is represented by Douglas Wolfson, Esq.,.

- c. **PB24/06 – OG NORTH END DEVELOPMENT, LLC** – Block 101, Lots 3, 4, and part of Lots 2 – 17 Spray Avenue, Boardwalk North End, and Lake Avenue Walkway– The Applicant is seeking Amended Preliminary and Final Major Site Plan approval in accordance with the Township’s Amended Redevelopment Plan Ocean Grove North End adopted by the Neptune Township Committee on April 8, 2024. Applicant is represented by Jennifer S. Krimko, Esq

IV. **CONSISTENCY DETERMINATION REVIEW:**

- a. **Ordinance No. 24-34 of the Township of Neptune** – an ordinance establishing minimum stormwater management requirements and controls for “major developments” introduced at the township committee meeting on November 12, 2024.

V. **APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING:**

- a. **PB24/07 – 59 Murray, LLC – Block 5002, Lots 12 – 405 Moore Rd.** – The Applicant is seeking a Minor Subdivision with a Bulk Variance. Applicant is represented by Rick Brodsky, Esq.
- b. **PB24/10 – Harbor Freight – Block 1004, Lots 5 – 15 Highway 35** – The Applicant is seeking a minor site plan with variances. Applicant is represented by Joseph A Paparo, Esq.
- c. **PB24/04 – PMB Realty LLC. – Block 3705, Lot 15 & 16 – 3401-3425 Rt. 66** – The Applicant is seeking a Preliminary and Final Major Site Plan. Applicant is represented by Daniel J. O’Hern Jr., Esq.

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, May 28, 2025** at **7:00 PM** which will take place at the Municipal Complex, 2nd floor meeting room, unless otherwise advertised.
- b. With no further business before the Board, a motion to adjourn is offered by \_\_\_\_\_ moved and seconded by \_\_\_\_\_, meeting closes at \_\_\_\_\_ PM.

**PB24/07 – 59 Murray, LLC – Block 5002, Lots 12 – 405 Moore Rd.** – The Applicant is seeking a Minor Subdivision with a Bulk Variance. Applicant is represented by Rick Brodsky, Esq.

**BOARD NOTES:**

[illegible]

Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_

Acciani \_\_\_\_\_ Gilliam \_\_\_\_\_ Boyd \_\_\_\_\_ Culp \_\_\_\_\_ Oppegaard \_\_\_\_\_ Lane \_\_\_\_\_

Davis \_\_\_\_\_ Bishop Brown \_\_\_\_\_

Alternates: Schlossbach (Alt 1) \_\_\_\_\_ Hurt-Steverson (Alt 2) \_\_\_\_\_

**PB24/10 – Harbor Freight – Block 1004, Lots 5 – 15 Highway 35** – The Applicant is seeking a minor site plan with variances. Applicant is represented by Joseph A Paparo, Esq.

**BOARD NOTES:**

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