

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, December 17, 2025
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
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. ORDINANCE COMPLIANCE REVIEW:

- a. An ordinance adopting the second amended redevelopment plan for Ocean Grove North End located in the Township of Neptune, County of Monmouth, New Jersey

III. RESOLUTIONS TO BE MEMORIALIZED:

- a. **PB25/07 – 3555-3575 Route 66 – Block 3903 Lot 2 – Walmart** - The Applicant is seeking a Major Preliminary and Final Site Plan / Bulk Variances. Applicant is represented by Thomas M. Letizia, Esq. - Troutman Pepper Locke LLP

IV. APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING:

- a. **PB25/10 – 127 & 129 Pennsylvania Ave. – Block 296 Lot 11 –Smith** - The Applicant is seeking a minor subdivision and variance relief, the applicant seeks the following bulk "c" variance relief for: (1) Minimum Lot Depth of 60 feet is required, where 31.8 feet exists and 31.8 feet is proposed for both new lots - existing condition no change; and (2) Minimum Rear Yard setback of 3.1 feet is required, where 3 feet and 1.8 feet is proposed for new lots 1.01 and 11.01 respectively - existing condition no change.

V. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, January 28, 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.

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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) _____