NEPTUNE TOWNSHIP PLANNING BOARD
RESOLUTION NO. 07-26

RESOLUTION OF THE NEPTUNE TOWNSHIP PLANNING BOARD, TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY FINDING AN ORDINANCE ADOPTING AN AMENDMENT TO THE WEST LAKE AVENUE REDEVELOPMENT PLAN (ORDINANCE NO. 26-38), FOR BLOCK 611, LOTS 38, 39, 40 AND 41 AND BLOCK 610, LOT 14 LOCATED ON WEST LAKE AVENUE ADVANCES THE PURPOSES OF PLANNING AND ZONING AND ADVANCES THE PLANNING OBJECTIVES OF THE NEPTUNE TOWNSHIP MASTER PLAN.

WHEREAS, the Township Committee on September 28, 2026, referred Ordinance No. 26-38 to the Planning Board for review and recommendations a proposed amendment to the Land Development Ordinance for review pursuant to N.J.S.A. 40:55D-64; and

WHEREAS, pursuant to N.J.S.A. 40:55D-26 of the Municipal Land Use Law, the Planning Board is to prepare a "report including identifications of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate"; and

WHEREAS, the Board engaged in discussion and independent findings as to whether the Ordinance is or is not substantially consistent with the Land Development Ordinance and other Elements of the current Neptune Township Master Plan; and

WHEREAS, the Board, after carefully considering the evidence submitted by the Planning Board's experts, makes the following findings of fact and conclusion of law:

a. The Neptune Township Master Plan was adopted on January 25, 2012.

b. Ordinance #26-38 entitled "West Lake Avenue Redevelopment Plans."

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Neptune that Ordinance No. 26-38 is consistent with the Land Use and other

elements of the current Neptune Township Master Plan and the Board and does advance the purposes of planning and zoning as well as advancing the planning objectives of the Neptune Township Master Plan. The Board makes the following recommendations as to same:

I. Jennifer Beahm PP, prepared a consistency report and testified on October 28, 2026, and found that pursuant to N.J.S.A. 40:55D-26, Neptune Township Ordinance #26-38, and "West Lake Avenue Redevelopment Plans" is consistent with the Master Plan.

II. That the Planning Board recommends that the proposed ordinance entitled "West Lake Avenue Redevelopment Plans" be adopted.

III. The Board secretary shall transmit this resolution to the Clerk of the Township.

IV. That the Board's Professionals be authorized to draft any additional or supplemental report in connection with this finding that the ordinance promotes the general welfare as well as advancing the purposes of planning and zoning objectives of the Neptune Master Plan as may be directed by the Board's Administrative Officer after forwarding a copy of this Resolution and enclosures to the Township Committee and Township Attorney in connection with their actions as to Ordinance 26-38 of the Township of Neptune.

MOTION TO ADOPT & MEMORALIZE:

Offered By: Roslyn Hurt-Steverson Seconded By: Patrick Gilliam

ROLL CALL ON VOTE

Robert Lane, Jr. __Y___	Dyese Davis __A_____
Stephanie Oppegaard _A____	Bishop Paul Brown__Y___
Brian Acciani __Y___	Lisa Boyd __A___
Patrick Gilliam __Y____	Richard Culp ___Y___
Roslyn Hurt-Steverson ___Y___	Richard Ambrosio (Alt. 1) __A____
Ann Savage (Alt. 2) __Y____	

CERTIFICATION

I hereby certify that this is a true copy of a resolution of the Township of Neptune Planning Board adopted on October 28, 2026.

Heather Kepler

_____

Heather Kepler, Administrative Officer
Neptune Township Planning Board