



Where Community, Business & Tourism Prosper

Neptune Township ~ Planning Board

Regular Meeting Agenda

Wednesday, May 25, 2022 at 7:00 PM

Township Meeting Room, 2nd Floor

25 Neptune Boulevard

THIS MEETING WILL BE TAKING PLACE IN PERSON.

The Center for Disease Control (CDC) has placed the Monmouth County COVID-19 Community Level at “High”. As such, the following measures are recommended by Neptune Township as of May 16, 2022 to help reduce the spread of COVID-19:

- Employees are encouraged to wear masks when working close to others.**
- Visitors to our facilities must wear a mask.**



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, May 25, 2022 at 7:00 PM
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.

I. ROLL CALL:

Bryan Acciani
Richard Ambrosio
John Bonney
Lisa Boyd

Dr. Michael Brantley
Bishop Paul Brown
Keith P. Cafferty

Richard Culp
Dyese Davis
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
Kristie Dickert – Board Secretary

II. CORRESPONDENCE: None.

III. RESOLUTIONS TO BE MEMORIALIZED: None.

IV. APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING:

- a. PB21/05 – Preliminary and Final Major Subdivision – 756 Holdings, LLC – Block 903, Lots 2 & 6 – West Bangs Avenue & 407 Neptune Boulevard – Applicant is seeking Preliminary and Final Major Subdivision approval with associated variances to permit the construction of ten (10) new single family homes, a new public street with cul-de-sac, and a drainage infiltration basin. Applicant is represented by Mark R. Aikins, Esq. ****RECEIVED REQUEST FROM MARK R. AIKINS, ESQ. ON 3/10/2022 TO CARRY THIS MATTER TO APRIL 27, 2022, RECEIVED ADDITIONAL REQUEST ON 3/18/2022 TO FURTHER CARRY TO MAY 25, 2022, RECEIVED ADDITIONAL REQUEST ON 4/26/2022 TO FURTHER CARRY TO JUNE 22, 2022 – NEW NOTICE WILL BE PROVIDED******

- b. **PB22/06 – Conditional Use Site Plan** – Verano NJ, LLC – Block 802, Lot 2 – 2070-2100 Route 66 – Applicant is seeking Conditional Use Site Plan in order to operate a Class 5 Cannabis Retail dispensary in conjunction with the existing Medical Cannabis dispensary operating at this location subject to obtaining the requisite licensure from the State and Township. No site changes or building modifications are proposed as part of this application. Applicant is merely seeking approval to add the conditionally permitted use to the existing operation. All of the conditions required under Section 415.21 of the LDO are met with this proposal. Applicant is also proposing to operate a Class 6 Delivery Service from this location. No variances are being sought as part of this application. Applicant is represented by Salvatore Alfieri, Esq.
- c. **PB22/02 – Preliminary and Final Major Site Plan** – Neptune Hotel II, LLC – Block 4006, Lot 1 – 2-4 McNamara Way – Applicant is seeking approval to construct a 5-story Hotel in lieu of the originally approved restaurant pad site. Applicant requires variances and/or waivers for lot frontage, lot depth, and loading spaces. Applicant is represented by Mark Aikins, Esq.

V. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **Wednesday, June 22, 2022** beginning at **7:00 PM** which will take place here in 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.

Enclosed: Checklist and Application (Rec'd 5/6/2022)
Zoning Permit Denial (4/14/2022)
1,000 Ft. Radius Map to Schools & Daycare Facilities from Zen Leaf Dispensary (undated)
Sign Detail (last revised 2/23/2021 – not to scale)
Survey of Property (4/7/2022)
Architectural Plans (last revised 1/26/2021)

BOARD NOTES:

[illegible]

Alternates: VACANT (Alt 1) Roslyn Hurt-Steverson (Alt 2)

