

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday, March 26, 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: NONE**

**IV. REQUEST FOR EXTENSION OF TIME ON SITE PLAN APPROVAL:**

- a. **Resolution 24-14 – Request for One (1) Year Extension of Minor Subdivision and Preliminary & Final Major Site Plan – 3501 Route 66, LLC – Block 3903, Lot 12 & 13 – Route 66 Redevelopment Area – 3501 Route 66 - Applicant is requesting an additional 1-year extension of time in accordance with MLUL and the Township's Land Development Ordinance for Site Plan approval which was memorialized by resolution by this Board on August 8, 2024. The request made by the Project Attorney Mr. Patrick J. McAuley and is requesting to extend the approval to March 6, 2026.**

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

- 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.,.

VI. **ADJOURNMENT:**

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






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) \_\_\_\_\_