

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, June 25, 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. PUBLIC HEARING:

- a. Fourth Round Housing Element and Fair Share Plan Draft for Board Review and Comments**

III. RESOLUTION:

- a. Resolution adopting Fourth Round Housing Element and Fair Share Plan**

IV. ADDITIONAL RESOLUTIONS TO BE MEMORIALIZED:

- a. PB24/07 – 59 Murray, LLC – Block 5002, Lots 12 – 405 Moore Rd. –Minor Subdivision with a Bulk Variance.**

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

- a. **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. (Carried from the April 2025 meeting)
- b. **PB24/04 – Jersey Shore University Medical Center – Block 1201, Lot 1,2,4, & 5 – 1945 Corlies Ave.** – The Applicant is seeking a Major Site Preliminary and Final Site Plan / Bulk Variances. Applicant is represented by Jennifer S. Krimko, Esq.

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, July 23, 2025** 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.

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.

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) _____

PB24/04 – Jersey Shore University Medical Center – Block 1201, Lot 1,2,4, & 5 – 1945 Corlies Ave. – The Applicant is seeking a Major Site Preliminary and Final Site Plan / Bulk Variances. Applicant is represented by Jennifer S. Krimko, Esq.

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