

**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday, August 27, 2025  
Township Meeting Room, 2<sup>nd</sup> 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. RESOLUTION CORRECTION:**

- a. **PB05/27 – 83-85 Inskip Ave – Block 284 Lot 10 & 11-** James W. Lundy Jr.- the applicant is requesting the correction of assignment of lease on the previously approved Resolution memorialized on August 24, 2005.

**III. RESOLUTIONS TO BE MEMORIALIZED:**

- a. **PB23/13 – 3601 Route 66 LLC – Block 3901.01, Lot 1 – 3601 Route 66 –** The Applicant is seeking a Major Preliminary and Final Subdivision, Major Preliminary and Final Site Plan / Bulk Variances. Applicant is represented by Mark Aikins, Esq.

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

- a. **PB25/05 – 1933 Heck Ave – Block 1003, Lot 8 – Four Star Developers** – The Applicant is seeking a Major Preliminary and Final Site Plan / Bulk Variances. Applicant is represented by Ronald Troppoli, Esq.
- b. **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  
(This application is being carried to September 24, 2025 meeting without further notice)

V. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, September 24, 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.

**PB25/05 – 1933 Heck Ave – Block 3901.01, Lot 1 – Four Star Developers** – The Applicant is seeking a Major Site Preliminary and Final Site Plan / Bulk Variances. Applicant is represented by Ronald Troppoli, 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) \_\_\_\_