



**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday, June 26, 2024 at 7:00 PM  
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 applicants or their professionals, questions will follow by the members of the Planning Board; at my direction, the public portion will be opened to ask questions only of each individual providing testimony. After all testimony and evidence has been provided, the public portion will gain be opened. Each individual from the public wishing to provide comment 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  
Richard Ambrosio  
Lisa Boyd

Keith Cafferty, Committeeman  
Bishop Paul Brown  
Robert Lane, Jr., Deputy Mayor

Richard Culp  
Dyese Davis  
Richard Schlossbach (Alt. 1)  
Roslyn Hurt-Steverson (Alt. 2)

**Also Present:**

Mark G. Kitrick, Esq. – Board Attorney  
Gerald Freda, PE, PP, CME – Board Engineer  
Jennifer C. Beahm, PP, AICP – Board Planner  
Kristie Dickert – Board Secretary

**II. FLAG SALUTE**

**III. CORRESPONDENCE: None.**

IV. **RESOLUTIONS TO BE MEMORIALIZED: None.**

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

- a. **PB24/04 – Minor Subdivision and Preliminary & Final Major Site Plan – 3501 Route 66, LLC – Block 3903, Lots 12 & 13 – Route 66 Redevelopment Area – 3501 Route 66** – The Applicant is seeking to Redevelop this property by demolishing the existing vacant office structures and subdividing the property into three lots. The Applicant then proposes to development the lots with a warehouse, retail space, and a park in accordance and in compliance with the Township's Redevelopment Plan for this area. Applicant is represented by Patrick J. McAuley, Esq. **\*\*PARTIALLY HEARD ON MAY 22, 2024 AND CARRIED TO THIS DATE WITHOUT FURTHER NOTICE BEING REQUIRED\*\***

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, JULY 24, 2024** 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.

**PB24/04 – Minor Subdivision and Preliminary & Final Major Site Plan – 3501 Route 66, LLC – Block 3903, Lots 12 & 13 – Route 66 Redevelopment Area – 3501 Route 66 –** The Applicant is seeking to Redevelop this property by demolishing the existing vacant office structures and subdividing the property into three lots. The Applicant then proposes to development the lots with a warehouse, retail space, and a park in accordance and in compliance with the Township’s Redevelopment Plan for this area.

**Previously Enclosed**

- W 5/22/24 Agenda:** Cover Letter McAuley to Dickert (5/7/2024)
- Completeness Checklist & Application (Rec’d 5/7/2024)
- Copy of Deed (Recorded 5/6/2019)
- NJDOT Access Permit (9/13/2023)
- NJDEP Flood Hazard Area Individual Permit and Verification (9/1/2023)
- NJDEP FWW LOI – Line Verification (5/24/2021)
- Copy of Tree Removal Permit Application (Rec’d 5/7/2024)
- Evaluation of Site Sound Emissions (12/22/2023)
- Community Impact Statement (9/15/2023)
- Circulation Impact Study (5/3/2024)
- Environmental Impact Statement (9/15/2023)
- Stormwater Management Report (revised 5/3/2024)
- Architectural Plans/Renderings – Warehouse Building (3 sheets) (5/9/2024)
- Architectural Plans/Renderings – Retail Building (2 sheets) (5/3/2024)
- Overall Tree Removal Plan (3 sheets) (5/3/2023)
- Steep Slope Analysis (1 sheet) (5/3/2024)
- Overall Plan Rendering Exhibits (7 sheets) (1/18/2024)
- Minor Subdivision Plans (9 sheets) (5/3/2024)
- Preliminary & Final Major Site Plans (48 sheets) (5/3/2024)

**Currently Enclosed: John Cote of Langan Eng Transmittal & Description of Revisions Ltr (6/13/2024)**  
**Alternate Plan Exhibit Sheets (6 sheets) (dated 6/13/2024)**

**Prior Correspondence:** Board Engineer & Planner’s Review (5/21/2024)  
Neptune Fire Official’s Review (5/21/2024)

**Current Correspondence:** **Tree Removal Permit Review (5/30/2024)**  
**Neptune Traffic Bureau Comments (6/10/2024)**  
**Neptune Fire Official’s Review of Alternative Exhibits (6/18/2024)**

**BOARD NOTES:     \*\*NEED SIGNED CERTIFICATIONS FROM 5/22/2024 for RICHARD S. & ROSLYN\*\***




