



**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday, November 13, 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	Vacant	Richard Culp
Richard Ambrosio	Bishop Paul Brown	Dyese Davis
Lisa Boyd	Robert Lane, Jr., Deputy Mayor	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  
Heather Kepler – Citizen Board Administrator

**II. FLAG SALUTE**

**III. NEW AND RE-APPOINTED BOARD MEMBERS TO BE SWORN IN:**

- a. Richard Ambrosio – Class I Member expiring December 31, 2024
- b. Robert Lane, Jr. – Class III Member expiring December 31, 2024
- c. Patrick Gilliam – Class IV Member expiring December 31, 2025

IV. **CORRESPONDENCE: None.**

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

VI. **CONSISTENCY DETERMINATION REVIEW: None.**

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

- a. **PB24/07 – 59 Murray, LLC** – Block 5002, Lots 12 – 405 Moore Rd. – The Applicant is seeking a Minor Subdivision with a Bulk Variance. Applicant is represented by Rick Brodsky, Esq.

VIII. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, December 11, 2024** **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.

**PB24/07 – 59 Murray, LLC** – Block 5002, Lots 12 – 405 Moore Rd. – The Applicant is seeking a Minor Subdivision with a Bulk Variance. Applicant is represented by Rick Brodsky, Esq.

Previously

- Enclosed: Application for Use and/ or Bulk Variance (7/29/2024)
- Checklist & Application for Site plan and/ or Subdivision (7/29/2024)
- Deed (7/29/2024)
- Survey (7/29/2024)
- Minor Subdivision Plan (6/26/2024)
- Stormwater Management Plan (6/26/2024)

**BOARD NOTES:**


Motion offered by\_\_\_\_\_to be moved and second by\_\_\_\_\_

Acciani \_\_\_ Ambrosio\_\_ Boyd\_\_ Culp\_\_ Vacant \_\_ Lane\_\_ Davis\_\_ Bishop Brown\_\_

Alternates: Schlossbach (Alt 1) \_\_\_\_\_ Hurt-Steverson (Alt 2) \_\_\_\_\_