



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, December 14, 2022 at 7:00 PM
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 be 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.

I. ROLL CALL:

Bryan Acciani
Richard Ambrosio
John Bonney
Lisa Boyd

Dr. Michael Brantley
Bishop Paul Brown
Keith P. Cafferty

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

Also Present:

Alexandra K. Ehrhardt, Esq. – Board Attorney
Peter R. Avakian, PE, PP, CME – Board Engineer
Jennifer Beahm, PP, AICP – Board Planner
Kristie Dickert – Board Secretary

II. FLAG SALUTE

III. CORRESPONDENCE: None.

IV. RESOLUTIONS TO BE MEMORIALIZED:

- a. **Resolution No. 22-15 – (Approval of Minor Subdivision)** - Raffaella Pagano – Block 5405, Lot 7 – 109 Prospect Avenue

Those Eligible: Richard Ambrosio, Lisa Boyd, Richard Culp, Bryan Acciani, Roslyn Hurt-Steverson, and Bishop Paul Brown

V. CONSISTENCY DETERMINATION REVIEW:

- a. **Ordinance No. 22-51** of the Township of Neptune Further Amending and Supplementing the Land Development Ordinance of the Township of Neptune by Defining and Regulating Cannabis Class Uses, introduced at the Township Committee meeting of November 28, 2022.

VI. APPLICATIONS UNDER CONSIDERATION FOR THIS EVENING:

- a. **PB22/09 – (Preliminary and Final Major Site Plan) – Sansone Jr’s Route 66 Auto Mall** – Block 3705, Lots 15 & 16 – 3401 & 3415 Route 66 – Applicant is proposing renovations/improvements to an existing automotive retail sales and service building, including a 1,035 s.f. service drive addition and parking reconfiguration. Applicant is represented by Daniel J. O’Hern, Jr., Esq.

VII. ADJOURNMENT:

- a. The next scheduled meeting will be our **Reorganization Meeting** on **Wednesday, January 25, 2022** beginning at **7:00 PM with our Regular Meeting immediately following** both of 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.

Ordinance No. 22-51 of the Township of Neptune Further Amending and Supplementing the Land Development Ordinance of the Township of Neptune by Defining and Regulating Cannabis Class Uses, introduced at the Township Committee meeting of November 28, 2022.

Enclosed: Copy of Proposed Ordinance No. 22-51 (introduced 11/28/2022)

Correspondence: Board Planner's Consistency Review (12/7/2022)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and second by _____

Ambrosio__ Bonney__ Dr. Brantley **N/A** Boyd _____ Cafferty **N/A**
Culp _____ Acciani__ Davis _____ Bishop Brown _____

Alternates: VACANT (Alt 1) _____ Roslyn Hurt-Steverson (Alt 2) _____

If any board member cannot attend, please call or email the board office at 732-897-4162 Ext. 204 or at kdickert@neptunetownship.org.

