



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, August 28, 2024 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 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	Keith Cafferty, Committeeman	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
Kristie Dickert – Board Secretary

II. FLAG SALUTE

III. CORRESPONDENCE: None.

IV. **RESOLUTIONS TO BE MEMORIALIZED:**

- a. **Resolution 24-14 – Approval of Minor Subdivision and Preliminary & Final Major Site Plan – 3501 Route 66, LLC** – Block 3903, Lot 12 & 13 – Route 66 Redevelopment Area – 3501 Route 66
Those Eligible: Bryan Acciani, Richard Ambrosio, Lisa Boyd, Richard Culp, Dyese Davis, and Bishop Paul Brown

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

- a. **PB24/03 – Preliminary & Final Major Subdivision – 756 Holdings, LLC – Block 903, Lots 2 & 6 – W. Bangs Ave & 407 Neptune Boulevard** – The Applicant is seeking major subdivision approval to develop ten (10) single-family lots with associated site improvements including a cul-de-sac, stormwater management surface basin, utility improvements, and landscaping and lighting. Applicant is represented by Mark R. Aikins, Esq.

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, SEPTEMBER 25, 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.

PB24/03 – Preliminary & Final Major Subdivision – 756 Holdings, LLC – Block 903, Lots 2 & 6 – W. Bangs Ave & 407 Neptune Boulevard – The Applicant is seeking major subdivision approval to develop ten (10) single-family lots with associated site improvements including a cul-de-sac, stormwater management surface basin, utility improvements, and landscaping and lighting. Applicant is represented by Mark R. Aikins, Esq.

Enclosed: Application for Subdivision (Rec'd 3/5/2024)
 Environmental Impact Statement (1/5/2024)
 Sanitary Sewer & Water Report (1/5/2024)
 Community Impact Statement (1/5/2024)
 Boundary & Topographic Survey (last revised 6/7/2022)
 Stormwater Management Report (1/5/2024)
 Preliminary & Final Major Subdivision Plans (1/5/2024)

Correspondence: Tree Removal Permit Review (6/5/2024)
 Board Engineer & Planner's Review (TBD)

BOARD NOTES:

Motion offered by _____ to be moved and second by _____

Acciani ___ Ambrosio___ Boyd___ Culp___ Cafferty ___ Lane___ Davis___ Bishop Brown___

Alternates: Schlossbach (Alt 1) _____ Hurt-Steverson (Alt 2) _____