



**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday, September 25, 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	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  
Heather Kepler – Board Secretary

**II. FLAG SALUTE**

**III. CORRESPONDENCE: None.**

IV. **RESOLUTIONS TO BE MEMORIALIZED:**

- a. **Resolution 24-15 – Preliminary & Final Major Subdivision – 756 Holdings, LLC – Block 903, Lots 2 & 6 – W. Bangs Ave & 407 Neptune Boulevard**

*Those Eligible: Bryan Acciani, Richard Ambrosio, Lisa Boyd, Richard Culp, Robert Lane, Richard Schlossbach, Roslyn Hurt-Steverson, Dyese Davis, and Bishop Paul Brown*

V. **CONSISTENCY DETERMINATION REVIEW:**

- a. **Ordinance No. 24-31** of the Township of Neptune Amending Section 412 of the Land Development Ordinance, Introduced at the Township Committee meeting of August 12, 2024.
- b. **Ordinance No. 24-34** of the Township of Neptune Establishing Minimum Stormwater Management Requirements and Controls for “ Major Developments” Introduced at the Township Committee meeting of ???.

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

- a. **PB24/06 – OG NORTH END DEVELOPMENT, LLC** – Block 101, Lots 3, 4, and part of Lots 2 – 17 Spray Avenue, Boardwalk North End, and Lake Avenue Walkway– The Applicant is seeking Amended Preliminary and Final Major Site Plan approval in accordance with the Township’s Amended Redevelopment Plan Ocean Grove North End adopted by the Neptune Township Committee on April 8, 2024. Applicant is represented by Jennifer S. Krimko, Esq.

VII. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, October 23, 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.







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Enclosed:      Application for Site Plan (Rec’d 6/17/2024)  
                    Copy of Deed (Rec’d 10/2/2019)  
                    Zoning Compliance Chart (Rec’d 6/17/2024)  
                    Copy of Prior Resolution of Approval (2/26/2020)  
                    Insite Engineering Summary of changes (7/15/2024)  
                    Boundary & Topographic Survey (7/17/2020)  
                    Amended Preliminary & Final Major Site Plans (last revised 7/10/2024)  
                    Overlay of Plan Changes (7/10/2024)  
                    Architectural Plans (last revised 8/30/2023)  
                    Landscape Architectural Plans (6/6/2024)

Correspondence: Board Engineer & Planner’s Review (9/3/2024)

**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) \_\_\_\_\_