

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, February 26, 2025
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 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
Patrick Gilliam
Richard Culp
Lisa Boyd

Stephanie Oppegaard
Bishop Paul Brown
Robert Lane, Jr., Mayor

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

Also Present:

Mark G. Kitrick, Esq. – Board Attorney
Peter R. Avakian, PE, PP, CME – Board Engineer
Jennifer C. Beahm, PP, AICP – Board Planner
Heather Kepler – Citizen Board Administrator

II. CORRESPONDENCE: NONE

III. RESOLUTIONS TO BE MEMORIALIZED: NONE

IV. 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
- b. **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.

- c. **PB24/10 –Bojangles–** Block 701, Lots 1 – 720-730 Hwy 35 – The Applicant is seeking to amend the previously approved preliminary and final site plan. Applicant is represented by Douglas Wolfson, Esq.,.

V. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, March 26, 2025** 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.

PB24/06 – 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.

Previously

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

BOARD NOTES:

Motion offered by _____ to be moved and second by _____
 Acciani _____ Gilliam _____ Boyd _____ Culp _____ Oppegard _____ Lane _____
 Davis _____ Bishop Brown _____
 Alternates: Schlossbach (Alt 1) _____ Hurt-Steverson (Alt 2) _____

PB24/10 –Bojangles– Block 701, Lots 1 – 720-730 Hwy 35 – The Applicant is seeking to amend the previously approved preliminary and final site plan. Applicant is represented by Douglas Wolfson, Esq.,.

Enclosed: Application Amended Site Plan (10/24/2024)
 Checklist for Site plan and/ or Subdivision (10/24/2024)
 Deed (10/24/2024)
 Survey (2/26/2020)
 Site Plan (9/24/2024)
 Architectural Plan (5/31/2024)
 Color Elevations (2/13/2025)
 Overall Aerial Exhibit (4/26/2021)
 Tax Cert. (10/24/2024)
 Operations Memo (10/26/2024)
 Architectural Plan (5/31/2024)
 Freehold Soil (10/11/2023)
 D.E.P. (5/25/2021)
 Variance Waiver List (10/16/2024)
 Architectural Plan (5/31/2024)
 Avakian Review (12/19/2024)

BOARD NOTES:

Motion offered by _____ to be moved and second by _____

Acciani _____ Gilliam _____ Boyd _____ Culp _____ Oppegard _____ Lane _____

Davis _____ Bishop Brown _____

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