



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Reorganization Meeting Agenda
Wednesday, January 24, 2024 at 7:00 PM
Township Meeting Room, 2nd Floor
25 Neptune Boulevard**

The reorganization 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.

I. FLAG SALUTE

II. ROLL CALL:

Bryan Acciani
Richard Ambrosio
John Bonney
Lisa Boyd

Keith Cafferty, Committeeman
Bishop Paul Brown
Robert Lane, Jr., Deputy Mayor

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

Also Present:

Mark G. Kitrick, Esq.
Peter R. Avakian, PE, PP, CME
Jennifer C. Beahm, PP, AICP
Kristie Dickert – Board Secretary

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

- a. Robert Lane, Jr. – Class I Member expiring December 31, 2024
- b. John Bonney – Class II Member expiring December 31, 2024
- c. Keith Cafferty – Class III Member expiring December 31, 2024
- d. Bryan Acciani – Class IV Member for a 4-year term expiring December 31, 2027
- e. Richard Schlossbach – Class IV Alternate #1 Member for the remainder of a for a 2-year term expiring December 31, 2024
- f. Roslyn Hurt-Steverson – Class IV Alternate #2 Member for a 2-year term expiring December 31, 2025

IV. Reorganization

- **The Board will now nominate and elect the following officers for 2024:**
 - a. Election of Chairperson –
 - b. Election of Vice Chairperson –
- **The Board will now take action on the following:**
 - a. Appointment of Board Professionals for 2024. Based upon the review and recommendations of the Board RFQ Subcommittee who reviewed bid proposals submitted to the Municipal Clerk on December 7, 2023.
 - i. Board Attorney for 2024 –
 - ii. Board Engineer for 2024 –
 - iii. Board Planner for 2024-
 - b. Confirm the designation of newspapers for legal and public notices for 2024 - Asbury Park Press and The Coaster
 - c. Confirm the 2024 calendar for regular and special hearing dates, the commencement time of all meetings, and meeting location. (See attached)

V. Resolutions to be memorialized: **None.**

VI. Adjournment:

- a. With no further reorganization requirements before the Board, a motion to adjourn the Reorganization Meeting and to open the Regular Meeting was offered by _____ to be moved and second by _____, Re-Organization Meeting closed at _____ PM.

2024 Planning Board Regular and Special Meetings

The regular meetings of the Neptune Township Planning Board for calendar year 2024, will be held the fourth Wednesday of each month, unless otherwise noted, and will begin at 7:00 PM. Meetings will be held in person in the 2nd Floor Meeting Room within the Municipal Building located at 25 Neptune Boulevard, meetings will be held on the following dates:

Regular Meeting dates: (fourth Wednesday of each month * Indicates alternate meeting date)

January 24th – Reorganization/Regular Meeting
February 28th
March 27th
April 24th
May 22nd
June 26th
July 24th

August 28th
September 25th
October 23rd
November 13th *
December 11th *
January 22, 2025 – Reorganization/Regular Mtg

Additional Meeting dates if required due to volume of applications or Special Meeting requests, the following dates have been listed:

February 14th
March 13th
April 10th
May 8th
June 12th

July 10th
August 14th
September 11th
October 9th

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, January 24, 2024
Township Meeting Room, 2nd Floor
25 Neptune Boulevard
IMMEDIATELY FOLLOWING REORGANIZATION MEETING**

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.

VII. ROLL CALL:

Bryan Acciani	Keith Cafferty, Committeeman	Richard Culp
Richard Ambrosio	Bishop Paul Brown	Dyese Davis
John Bonney	Robert Lane, Jr., Deputy Mayor	Richard Schlossbach (Alt. 1)
Lisa Boyd		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
Kristie Dickert – Board Secretary

VIII. CORRESPONDENCE: None.

IX. RESOLUTIONS TO BE MEMORIALIZED:

- a. **Resolution 24-01 – Approval of Minor Subdivision (Lot Line Adjustment) – Shore Town Homes, LLC** – Block 617, Lots 22, 23, & 24 – 401 Drummond, 421 Drummond, and 1805 Stratford Avenues

Those Eligible: Bryan Acciani, Richard Ambrosio, John Bonney, Lisa Boyd, Richard Culp, Dyese Davis, and Bishop Brown

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

- a. **PB23/09 – Preliminary & Final Major Site Plan – 1100 06th Avenue, LLC (Coast Linen Services) – Block 421, Lots 2, 3, & 4 – 1100 06th Ave, 113 05th Ave, and 1125 05th Ave** – The Applicant seeking Preliminary and Final Major Site Plan approval with variances for a proposed two-story addition at the rear of the existing one-story commercial building which currently functions as a linen supply company. Applicant is represented by Gregory W. Vella, Esq.
- b. **PB23/11 – Preliminary & Final Major Site Plan – The Food Bank of Monmouth and Ocean Counties, Inc. (Fulfill Food Bank) – Block 2301, Lot 1 – 3300 NJ Route 66** – Applicant is seeking Preliminary and Final Major Site Plan approval to construct approximately 11,074 s.f. of additions to the building along with site improvements including expansion of and repaving/restriping the existing parking lot, electric vehicle charging stations, fencing, lighting, and other related site improvements. Applicant is represented by Jennifer S. Krimko, Esq.
- c. **PB23/12 – Preliminary & Final Major Site Plan – Pink Balloon, LLC – Block 3601, Lot 4 – 3536 NJ Route 66** – Applicant is seeking Preliminary and Final Major Site Plan approval to raze the existing office building and construct a new building utilizing the existing foundation with additions along with associated site improvements in order to utilize the property as a Class 5 – Cannabis Retailer. Applicant is represented by Jennifer S. Krimko, Esq.

XI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, FEBRUARY 28, 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.

PB23/09 – Preliminary & Final Major Site Plan – 1100 06th Avenue, LLC (Coast Linen Services) – Block 421, Lots 2, 3, & 4 – 1100 06th Ave, 113 05th Ave, and 1125 05th Ave – The Applicant seeking Preliminary and Final Major Site Plan approval with variances for a proposed two-story addition at the rear of the existing one-story commercial building which currently functions as a linen supply company. Applicant is represented by Gregory W. Vella, Esq.

- Enclosed:
- Checklist & Application for Site Plan (Rec'd 9/14/2023)
 - Operations Narrative (11/9/2023)
 - Plan of Survey (last revised 9/14/2023)
 - Preliminary & Final Site Plans (10 sheets) (last revised 11/6/2023)
 - Architectural Plans (2 sheets) (last revised 10/25/2023)
 - Community Impact Statement (5/22/2023)
 - Environmental Impact Statement (5/22/2023)
 - Circulation Impact Study (5/22/2023)
 - Stormwater Management Summary (5/22/2023)

- Correspondence:
- Board Engineer & Planner's Review Letter (1/3/2024)
 - Monmouth County Development Review – Conditional Approval (12/11/2023)
 - Freehold Soil Conservation District – Certification Letter (7/3/2023)

BOARD NOTES:

Motion offered by _____ to be moved and second by _____

Acciani ___ Ambrosio___ Bonney___ Boyd___ Culp___ Cafferty ___ Lane___ Davis___ Bishop Brown___

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

PB23/11 – Preliminary & Final Major Site Plan – The Food Bank of Monmouth and Ocean Counties, Inc. (Fulfill Food Bank) – Block 2301, Lot 1 – 3300 NJ Route 66 – Applicant is seeking Preliminary and Final Major Site Plan approval to construct approximately 11,074 s.f. of additions to the building along with site improvements including expansion of and repaving/restriping the existing parking lot, electric vehicle charging stations, fencing, lighting, and other related site improvements. Applicant is represented by Jennifer S. Krimko, Esq.

Enclosed: Checklist & Application for Site Plan (Rec'd 11/1/2023)
Community Impact Statement (10/20/2023)
Circulation Impact Study (10/20/2023)
Resolution No. 00-12 (Memorialized 3/22/2000)
Environmental Impact Statement (last revised 1/10/2024)
Stormwater Management Report (last revised 1/10/2024)
Architectural Plans (3 sheets) (last revised 1/10/2024)
Preliminary & Final Site Plans (15 sheets) (last revised 1/10/2024)

Correspondence: Board Engineer & Planner's Review Letter (1/3/2024)
Freehold Soil Conservation District Initial Review (12/13/2023)
Monmouth County Planning Board Review (11/27/2023)

BOARD NOTES:

Motion offered by _____ to be moved and second by _____

Acciani ___ Ambrosio___ Bonney___ Boyd___ Culp___ Cafferty ___ Lane___ Davis___ Bishop Brown___

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

PB23/12 – Preliminary & Final Major Site Plan – Pink Balloon, LLC – Block 3601, Lot 4 – 3536 NJ Route 66 – Applicant is seeking Preliminary and Final Major Site Plan approval to raze the existing office building and construct a new building utilizing the existing foundation with additions along with associated site improvements in order to utilize the property as a Class 5 – Cannabis Retailer. Applicant is represented by Jennifer S. Krimko, Esq.

Enclosed: Checklist & Application for Site Plan (Rec'd 11/27/2023)
Contract for Sale (1/20/2023)
Copy of Deed (1/13/1984)
Community Impact Statement (11/27/2023)
Traffic Impact & Parking Assessment (11/15/2023)
Drainage Study (11/17/2023)
Environmental Impact Assessment (11/17/2023)
Survey of Property (2/16/2023)
Architectural Plans (6 sheets) (11/20/2023)
Preliminary & Final Site Plans (12 sheets) (11/7/2023)

Correspondence: Board Engineer & Planner's Review Letter (1/9/2024)
Fire Prevention Bureau Review (1/9/2024)
Freehold Soil Conservation District Initial Review (12/12/2023)
Monmouth County Planning Board Review (12/11/2023)
Avakian Tree Removal Permit Review (12/1/2023)
NJDOT Letter of No Interest (11/30/2023)

BOARD NOTES:

Motion offered by _____ to be moved and second by _____

Acciani ___ Ambrosio___ Bonney___ Boyd___ Culp___ Cafferty ___ Lane___ Davis___ Bishop Brown___

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