



**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday, May 24, 2023 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 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  
Richard Ambrosio  
John Bonney  
Lisa Boyd

Dr. Michael Brantley, Committeeman  
Bishop Paul Brown, Chair  
Robert Lane, Jr., Committeeman

Richard Culp  
Dyese Davis, Vice Chair  
Samuel Rock, Jr. (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  
Kristie Dickert – Board Secretary

**II. FLAG SALUTE**

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

- a. John Bonney – Class II Member expiring December 31, 2023

**IV. CORRESPONDENCE: None.**

V. **RESOLUTIONS TO BE MEMORIALIZED:**

- a. **Resolution 23-06 – Adoption of the Master Plan Reexamination Report dated April 26, 2023 prepared by Jennifer Beahm, PP, AICP of Leon S. Avakian, Inc.**

*Those Eligible:* Bryan Acciani, Richard Ambrosio, Dr. Michael Brantley, Lisa Boyd, Richard Culp, Robert Lane, Jr., Roslyn Hurt-Steverson, Dyese Davis, and Bishop Brown

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

- a. **PB23/02 – (Preliminary & Final Major Site Plan) - Kienwolf Pack, LLC (aka Paws and Anchor) – Block 1105, Lot 5 – 1505 Corlies Avenue** – Applicant is seeking Site Plan approval to convert a pre-existing, non-conforming detached single-family residence into a pet grooming studio which will also sell pet supplies. Applicant is represented by Glenn J. Williams, Esq.

VII. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, JUNE 14, 2023**, 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.

**PB23/02 – (Preliminary & Final Major Site Plan) - Kienwolf Pack, LLC (aka Paws and Anchor) – Block 1105, Lot 5 – 1505 Corlies Avenue** – Applicant is seeking Site Plan approval to convert a pre-existing, non-conforming detached single-family residence into a pet grooming studio which will also sell pet supplies. Applicant is represented by Glenn J. Williams, Esq.

Enclosed: Application for Preliminary & Final Site Plan (Rec'd 3/8/2023)  
 List of Variances and Waivers (2/27/2023)  
 Zoning Compliance Charts (Rec'd 3/8/2023)  
 FEMA Flood Hazard Determination (3/1/2023)  
 Copy of Deed (2/17/2022)  
 Boundary & Topography & Utility Survey (2/3/2022)  
 Environmental Impact Statement (10/31/2022)  
 Zoning Permit Denial (1/6/2023)  
 Stormwater Management Report (10/31/2022)  
 Architectural Plans (11/4/2022)  
 Preliminary and Final Major Site Plans (4/7/2023)

Correspondence:

**BOARD NOTES:**


Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_

Acciani \_\_\_ Ambrosio\_\_\_ Bonney\_\_\_ Dr. Brantley\_\_\_ Boyd\_\_\_ Culp\_\_\_ Lane\_\_\_ Davis\_\_\_ Bishop Brown\_\_\_

Alternates: Samuel Rock, Jr. (Alt 1) \_\_\_\_\_ Roslyn Hurt-Steverson (Alt 2) \_\_\_\_\_