



**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday, March 27, 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 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	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  
Gerald Freda, PE, PP, CME – Board Engineer  
Jennifer C. Beahm, PP, AICP – Board Planner  
Kristie Dickert – Board Secretary

**II. CORRESPONDENCE: None.**

**III. RESOLUTIONS TO BE MEMORIALIZED:**

- a. **Resolution 24-08 – Approval of Preliminary & Final Major Site Plan – 1100 06<sup>th</sup> Ave, LLC (Coast Linen Services) – Block 421, Lots 2, 3, & 4 – 1100 06<sup>th</sup> Ave, 1113 05<sup>th</sup> Ave, and 1125 05<sup>th</sup> Ave**

**Those Eligible:** Bryan Acciani, Richard Ambrosio, John Bonney, Richard Culp, Robert Lane, Jr., Richard Schlossbach, and Bishop Paul Brown

- b. **Resolution 24-09 – Approval of Minor Site Plan – APWJ, LLC (Johnson’s Restaurant Equipment, Inc.) – Block 515, Lot 13 – 1300 Corlies Avenue**

**Those Eligible:** Bryan Acciani, Richard Ambrosio, John Bonney, Richard Culp, Robert Lane, Jr., Richard Schlossbach, and Bishop Paul Brown

**IV. CONSISTENCY DETERMINATION REVIEW:**

- a. The Township Committee by Resolution #24-142 has referred a proposed Ordinance to adopt the Amended Redevelopment Plan for Ocean Grove North End to the Planning Board for review as it relates to consistency with the Master Plan, said Ordinance was introduced at the Township Committee meeting of February 26, 2024.

**V. COURTESY REVIEW – TOWNSHP OF NEPTUNE HOUSING AUTHORITY (TNHA):**

- a. The Planning Board had originally heard this proposal by the Township of Neptune Housing Authority in July and October of 2021; however, due to a clerical oversight, the Minor Subdivision Deeds to create the three (3) lots to coincide with the proposed site plan were not perfected and filed with the County within the 190 days required so the approval has now expired; therefore, the Authority is reappearing before the Board to recertify its original plans for the three (3) lot subdivision and further development into seventy (70) new rental apartments, including sixty-nine (69) affordable rental apartments for households with low and moderate incomes and one (1) superintendent’s unit, along with associated site improvements. The Housing Authority is represented by Kevin Wigenton, Esq.

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

- a. **PB23/14 – Preliminary & Final Major Subdivision – Walter Bostian, Jr. – Block 5408, Lot 17 – 425 S. Riverside Drive** – The Applicant is seeking to subdivide the property into four (4) conforming residential lots. Applicant is represented by Ronald J. Troppoli, Esq.  
**\*\*THIS APPLICATION WILL NOT BE HEARD AND HAS BEEN RESCHEDULED TO OUR APRIL 24, 2024 MEETING. THE COASTER DID NOT RUN THE NOTICE IN THE REQUIRED 10-DAY PERIOD; THEREFORE, RENOTICING WILL BE PROVIDED FOR THE APRIL MEETING DATE\*\***
- 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.  
**\*\*THIS MATTER WAS PARTIALLY HEARD ON JANUARY 24, 2024 AND CARRIED TO THIS DATE IN ORDER FOR THE PLANS TO BE REVISED\*\***

**VII. ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, April 24, 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.







