



**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday, May 22, 2024 at 7:00 PM
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 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
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. – Board Attorney
Gerald Freda, PE, PP, CME – Board Engineer
Jennifer C. Beahm, PP, AICP – Board Planner
Kristie Dickert – Board Secretary

II. FLAG SALUTE

III. CORRESPONDENCE: None.

IV. **RESOLUTIONS TO BE MEMORIALIZED:**

- a. **Resolution 24-13 – Approval of Preliminary & Final Major Subdivision – Walter Bostian, Jr. – Block 5408, Lot 17 – 425 S. Riverside Drive**

Those Eligible: Lisa Boyd, Richard Culp, Robert Lane, Jr., Richard Schlossbach, and Richard Ambrosio

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

- a. **PB24/04 – Minor Subdivision and Preliminary & Final Major Site Plan – 3501 Route 66, LLC – Block 3903, Lots 12 & 13 – Route 66 Redevelopment Area – 3501 Route 66** – The Applicant is seeking to Redevelop this property by demolishing the existing vacant office structures and subdividing the property into three lots. The Applicant then proposes to development the lots with a warehouse, retail space, and a park in accordance and in compliance with the Township’s Redevelopment Plan for this area. Applicant is represented by Patrick J. McAuley, Esq.

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, JUNE 26, 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:**
- Cover Letter McAuley to Dickert (5/7/2024)
 - Completeness Checklist & Application (Rec'd 5/7/2024)
 - Copy of Deed (Recorded 5/6/2019)
 - NJDOT Access Permit (9/13/2023)
 - NJDEP Flood Hazard Area Individual Permit and Verification (9/1/2023)
 - NJDEP FWW LOI – Line Verification (5/24/2021)
 - Copy of Tree Removal Permit Application (Rec'd 5/7/2024)
 - Evaluation of Site Sound Emissions (12/22/2023)
 - Community Impact Statement (9/15/2023)
 - Circulation Impact Study (5/3/2024)
 - Environmental Impact Statement (9/15/2023)
 - Stormwater Management Report (revised 5/3/2024)
 - Architectural Plans/Renderings – Warehouse Building (3 sheets) (5/9/2024)
 - Architectural Plans/Renderings – Retail Building (2 sheets) (5/3/2024)
 - Overall Tree Removal Plan (3 sheets) (5/3/2023)
 - Steep Slope Analysis (1 sheet) (5/3/2024)
 - Overall Plan Rendering Exhibits (7 sheets) (1/18/2024)
 - Minor Subdivision Plans (9 sheets) (5/3/2024)
 - Preliminary & Final Major Site Plans (48 sheets) (5/3/2024)

Correspondence: To be Provided

BOARD NOTES:

