



**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday, July 26, 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. CORRESPONDENCE: None.**

**IV. RESOLUTIONS TO BE MEMORIALIZED:**

- a. **Resolution 23-08 – Approving Minor Subdivision w-Variances) - Wayside Road, LLC – Block 1904, Lot 23 – 634 Wayside Road**

**Those Eligible:** Bryan Acciani, Richard Ambrosio, John Bonney, Lisa Boyd, Robert Lane, Samuel Rock, Jr., Dyese Davis, and Bishop Brown

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

- a. **PB23/01 – (Preliminary and Final Major Subdivision – No Variances being requested) - RMH at Country Woods, LLC (aka Country Woods at Neptune) – Block 3101, Lot 1 – Jumping Brook Road** – Applicant is proposing to subdivide the existing lot into 32 lots consisting of 31 single-family residential building lots and 1 open space lot. Applicant is represented by Salvatore Alfieri, Esq.

VI. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, AUGUST 23, 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.



