



**Neptune Township ~ Planning Board  
Regular Meeting Agenda  
Wednesday, February 28, 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. NEW AND RE-APPOINTED BOARD MEMBERS TO BE SWORN IN:**

- a. John Bonney – Class II Member for a 1-year term expiring December 31, 2024
- b. Richard Schlossbach – Class IV Alternate #1 Member for the remainder of a for a 2-year term expiring December 31, 2024

**III. CORRESPONDENCE: None.**

IV. **RESOLUTIONS TO BE MEMORIALIZED:**

- a. **Resolution 24-02 – Approval of Preliminary & Final Major Site Plan – Pink Balloon, LLC – Block 3601, Lot 4 – 3536 NJ Route 66**

**Those Eligible:** Bryan Acciani, Richard Ambrosio, Lisa Boyd, Richard Culp, Keith Cafferty, Robert Lane, Roslyn Hurt-Steverson, Dyese Davis, and Bishop Brown

- b. **Resolution No. 24-03 – Meeting Dates for 2024**

**Resolution No. 24-04 – Election of Officers for 2024**

**Resolution No. 24-05 – Appointment of Board Professionals 2024**

**Resolution No. 24-06 – Designation of Newspapers for 2024**

**Those Eligible:** Bryan Acciani, Richard Ambrosio, Lisa Boyd, Richard Culp, Keith Cafferty, Robert Lane, Roslyn Hurt-Steverson, Dyese Davis, and Bishop Paul Brown

V. **REQUEST FOR EXTENSION OF TIME ON SITE PLAN APPROVAL:**

- a. **PB19/05 – Request for One (1) Year Extension of Site Plan Approval – OG North End Development, LLC – Block 101, Lots 3 & 4 and Parts of Lots 2 & 5 and End of Beach Avenue – Applicant is requesting an additional 1-year extension of time in accordance with MLUL and the Township’s Land Development Ordinance for Site Plan approval which had been granted by this Board on February 26, 2020. By Resolution adopted on March 23, 2022 this Board extended the Site Plan approval through February 26, 2023. Then, by Resolution adopted on April 26, 2023 this Board further extended the Site Plan approval through February 26, 2024. It has been indicated that despite proceeding diligently, the Applicant has not yet obtained all necessary outside agency approvals. The Applicant is currently engaged in litigation relative to the project and indicates they are finalizing a settlement of same with the Township. This current request for extension has been submitted by OG North End Development, LLC through their attorney, Jennifer S. Krimko, Esq.**

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

- a. **PB23/09 – Preliminary & Final Major Site Plan – 1100 06<sup>th</sup> Avenue, LLC (Coast Linen Services) – Block 421, Lots 2, 3, & 4 – 1100 06<sup>th</sup> Ave, 113 05<sup>th</sup> Ave, and 1125 05<sup>th</sup> 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. **(Previously Scheduled for 1/24/2024; however, due to error in publication carried to this date with new notice being required)****
- b. **PB23/04 – Minor Site Plan – APWJ, LLC (Johnson’s Restaurant Equipment, Inc.) – Block 515, Lot 13 – 1300 Corlies Avenue – Applicant is seeking Minor Site Plan approval which will require variances for existing conditions for rear yard setback, maximum percentage of building coverage, required number of off-street parking spaces, as well as any other variances deemed necessary by the Board. Applicant is represented by Anthony M. Pagano, Esq.**

VII. **ADJOURNMENT:**

- a. The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, MARCH 27, 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 06<sup>th</sup> Avenue, LLC (Coast Linen Services) – Block 421, Lots 2, 3, & 4 – 1100 06<sup>th</sup> Ave, 113 05<sup>th</sup> Ave, and 1125 05<sup>th</sup> 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.

**Previously Enclosed**

**w/ 1/24/2024 Agenda:** 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)

**Prior Correspondence**

**Enclosed w/ 1/24/2024 Agenda:** Board Engineer & Planner's Review Letter (1/3/2024)  
Monmouth County Development Review – Cond. 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) \_\_\_\_\_

**PB23/04 – Minor Site Plan – APWJ, LLC (Johnson’s Restaurant Equipment, Inc.) – Block 515, Lot 13 – 1300 Corlies Avenue** – Applicant is seeking Minor Site Plan approval which will require variances for existing conditions for rear yard setback, maximum percentage of building coverage, required number of off-street parking spaces, as well as any other variances deemed necessary by the Board. Applicant is represented by Anthony M. Pagano, Esq.

Enclosed: Checklist & Application for Site Plan (Rec’d 5/5/2023)  
Copy of Deed (7/7/2021)  
Soil Boring Log (5/16/2019)  
Zoning Permit Denial (4/5/2023)  
Freehold Soil Application for Exemption  
MCPB Request for Exemption (4/28/2023)  
Environmental Impact & Drainage Summary (12/4/2023)  
Traffic Summary Report (12/4/2023)  
Demolition and Grading Plan (2 sheets) (6/2/2022)  
Minor Site Plans (5 sheets) (12/4/2023)  
Topographic Survey (3/22/2023)  
Architectural Plans (5 sheets) (3/2/2023)

Correspondence: Board Engineer & Planner’s Review (2/21/2024)  
Neptune Twp Police Dept (2/5/2024)  
Freehold Soil Conservation District Exemption (6/9/2023)  
MCPB Letter of Exemption (5/8/2023)

**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) \_\_\_\_\_