

May 10, 2022

This meeting of the Neptune City Land Use Board was called to order by Chairwoman Patricia Gerand.

Flag Salute

ROLL CALL:

Present: Patricia Gerand, Dana Farley, Randy Reynolds, Robert Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Erin Maciorowski and G. Vella, Esq.

Absent: Andrew Wardell, Craig Morcom, Sharon Williams and Robert Brown.

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

MINUTES: A motion to dispense with the reading of the minutes of the April 12, 2022 meeting and accept as received was made by Randy Reynolds and seconded by Robert Reynolds, Jr. All in favor

Review of Modified Redevelopment Plan 142 Steiner Avenue Blk 1, Lot 1

The Borough of Neptune City Council forwarded a Modified Redevelopment Plan for 142 Steiner Avenue for review of the Neptune City Land Use Board to confirm that it is consistent with the Master Plan.

Sworn: Andrew Janiw, PP 315 Hwy 34, Colts Neck, New Jersey

Mr. Janiw explained that the original plan was adopted in 2016 and the developer wanted to change the plan for an addition for roof deck limited to residents. The plan is to allow ground level units and there is a replacement of lighting. Minor changes are to eliminate Animal Day Care. Parking required is standard with State requirements. Retail is permitted

Open to Public: None Closed to Public

There were no questions from the Board and the Board finds that the plan is consistent with the Master Plan of the Borough of Neptune City.

There was a motion to find the Redevelopment Plan consistent with the Master Plan made by John Amoscato and seconded by Larry Cross.

Aye: Patricia Gerand, Dana Farley, Randy Reynolds, Robert Reynolds, Jr., John Amoscato, Michele McGuigan, Larry Cross and Erin Maciorowski

Ney: None

Resolution: Appointment of Leanne Hoffman PE as Conflict Engineer for 142 Steiner Avenue application.

Motion to approve was made by Larry Cross and seconded by John Amoscato

Aye: Patricia Gerand, Dana Farley, Randy Reynolds, Robert Reynolds, Jr., John Amoscato, Michele McGuigan, Larry Cross and Erin Maciorowski

Ney: None

There being no further business before the Board a motion to adjourn was made by Randy Reynolds and seconded by Larry Cross. All in favor.

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Susan Hewitson
Board Secretary