Land Use Board

Wyatt Kubar
Secretary

Meeting Will Be Held Virtually Via Zoom
Link to Join: ***https://us02web.zoom.us/j/84657130549?pwd=gRKd1yclu4wa5vujh63q5WetuLL6wh.1***
Meeting ID: 846 5713 0549
Passcode: Neptune

November 24th, 2026 7:00 P.M.
Regular Meeting

ROLL CALL:

- ☐ Patricia Gerand
- ☐ Randy Reynolds
- ☐ Mayor Rachel McGreevy
- ☐ Pamela Renee
- ☐ John Amoscato
- ☐ Larry Cross
- ☐ Patricia Albano
- ☐ Craig Morcom
- ☐ Marie Moulder
- ☐ Sharon McSwieney
- ☐ Kenneth Zielinski
- ☐ Donna Susino

Also Present: ☐ Marc A Leckstein, Esq.

OPENING STATEMENT BY THE CHAIRPERSON:

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: June 23, 2026 (Regular Meeting)
October 27, 2026 (Regular Meeting)

RESOLUTION: 26-02 Nicholas Fusilli, 121 Evergreen Ave Block 82 Lot 23 – Bulk Variances: Proposes a 398-square-foot detached single-car garage in the rear yard, an extension of the existing driveway, a patio, an outdoor shower, and a retaining wall. Requests variances for minimum driveway width and driveway side yard setback.

Motion: _____ **Second: _____**

- ☐ Chairwoman Patricia Gerand
- ☐ Pamela Renee
- ☐ Randy Reynolds
- ☐ John Amoscato
- ☐ Craig Morcom
- ☐ Donna Susino (Alt. III)
- ☐ Patricia Albano (Alt. IV)

RESOLUTION: 26-03 102 Steiner Ave, LLC, 102 Steiner Ave Block 9 Lot 2 – Bulk Variances Proposes a second-floor addition within the existing dwelling footprint, increasing bedrooms from one to four, and a balcony above the front porch. Requests variances for front yard setback, side yard setback, combined side yard setbacks, and driveway side yard setback.

Motion: _____ **Second: _____**

- ☐ Chairwoman Patricia Gerand
- ☐ Pamela Renee
- ☐ Randy Reynolds
- ☐ John Amoscato
- ☐ Craig Morcom
- ☐ Donna Susino (Alt. III)
- ☐ Patricia Albano (Alt. IV)

NEW/OLD BUSINESS:

ADJOURNED: