Land Use Board

Mya Cherbini
Secretary

Main Meeting Room
106 W. Sylvania Avenue
Neptune City, New Jersey

April 28, 2026 7:00 P.M.
Regular Meeting

SALUTE TO THE FLAG:

ROLL CALL:

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

Also Present:
- ☐ Marc A Leckstein, Esq.
- ☐ Matt Shafai, PE, PP, CME

OPENING STATEMENT BY THE CHAIRPERSON:

RESOLUTION: 25-08 DelGuercio, Jr., 1 Oak Drive Block 116 Lot 9 – Bulk Variance, Site Plan – Proposes to construct a one-story building with a small office area, workshop area, and one parking space within the garage. The building will not be open to the public.

Motion: _____ Second: _____

- ☐ Chairwoman Patricia Gerand
- ☐ Mayor Rachel McGreevy
- ☐ Robert Reynolds Jr.
- ☐ Pamela Renee
- ☐ Randy Reynolds
- ☐ Larry Cross
- ☐ Craig Morcom
- ☐ John Amoscato
- ☐ Marie Moulder
- ☐ Kenneth Zielinksi (Alt. I)
- ☐ Sharon McSwieney (Alt. II)
- ☐ Donna Susino (Alt. III)
- ☐ Patricia Albano (Alt. IV)

APPLICATION: 26-01 39 Fourth Ave CO, 39 Fourth Ave Block 4 Lot 10 – Bulk Variance Proposes to construct an addition to the home, requesting variances for side yard and front yard setback.

Enclosed: **Development Application**
Denied Zoning Application
Site Plans

BOARD NOTES:

_____
_____
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_____
_____
_____
_____

NEW/OLD BUSINESS:

ADJOURNED: